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**PRESERVATION AND URBAN RELIGIOUS INSTITUTIONS:  
OPPORTUNITIES AND STRATEGIES FOR THE PRESERVATION OF THE  
NINETEENTH STREET BAPTIST CHURCH**

Molly Anne Sheehan

A THESIS

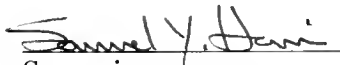
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# **Chapter One**

## **Introduction**

Religious structures in urban neighborhoods have long played an important role in defining the character of the communities of which they are a part. While outside agencies have recognized several religious properties in urban neighborhoods as being historically significant, many have precarious futures existences. The scarcity of opportunities making preservation possible threatens the existence of older significant religious structures, particularly those in impoverished neighborhoods.

Preservation is inaccessible to significant religious institutions because there are not enough financial resources or opportunities available for this purpose. Internal and external factors create a deficiency in funds available for preservation. The internal factors responsible for this situation are the scarce amount of money religious institutions have to provide for their operations, and the allocation of what money they do have to other more highly prioritized issues. The external factors affecting preservation are the status of religious institutions as non-profit organizations and the reluctance of private grant giving organizations and money lending institutions to allocate available funding or loans to religiously affiliated institutions.

Religious institutions tend to get their money for operational costs from offerings and tithes provided by the members of their congregations. The members of inner-city religious institutions usually come from the immediate surrounding neighborhoods.





When the surrounding neighborhoods are poor, typically it equates to the congregation being poor. Therefore, inner-city religious institutions with poor congregations have limited financial resources. Often times, it is these same poor religious institutions expending large portions of their minimal financial resources on providing social services to support the communities to which they are a part. Opened to the community at large, these services are generally secular in nature. These internal factors contribute to the inability of religious institutions to afford preservation of their significant properties.

Public sources of funding for preservation come in the form of tax credits. Only depreciable properties are eligible to receive tax credits for this purpose. Religious institutions are non-profit organizations; therefore, they do not pay federal, state, or local income taxes. This excludes them from receiving tax credits for preservation related projects.

The first amendment from the United States *Bill of Rights* separates the interference of the government in the functions of religious institutions. This law makes most government offered grants unavailable to religious entities, including grants intended to aid social service outreach and community enhancement efforts. This regulation puts the complete financial onus on religious institutions providing these type services even though they are secular in nature.

The other two external factors obstructing religious institutions from affording preservation for their significant structures, is the reluctance of money lending and grant



giving institutions to entertain the appropriation of funds to religious entities. Money lending institutions, banks and credit unions, consider religious institutions as bad risk investments because they do not have the ability to produce income. Most private grant giving organizations and corporations will not directly support preservation efforts of religiously affiliated properties because it presents issues of moral preferences.

Knowing the current factors contributing to the inaccessibility of preservation for historically significant religious properties in impoverished neighborhoods, this thesis intends to create a model for preservation by identifying strategies in planning and financing that can help these institutions provide for the preservation of their significant properties. The study focuses on the particular situation of a Philadelphia religious institution. This institution has all of the aforementioned factors working against it in its attempt to preserve their historically significant property.

The Nineteenth Street Baptist Church in Philadelphia is currently in the predicament of owning a historic property requiring substantial repair and restoration for its preservation, without the financial ability to do so. The congregation's buildings are over 125 years old, and have sustained mounting damage and structural failure due to inappropriate intervention and deferred maintenance. With out immediate attention, the rate at which the buildings are deteriorating will increase. It is the congregation's desire to take the necessary steps in stabilization and repair in order to restore their structures more closely to their original appearance in the interest of preserving their historical significance.



This winter stabilization of the buildings started with the partial demolition of the 1882 addition to Fellowship Hall. The demolition has had marked effects on the community services offered by the congregation. The church's kitchen was one of the spaces removed in the demolition. The loss of the kitchen has temporarily shut down the food pantry program that provides sustenance for the needy in the neighborhood. As the project progresses, more of the church's programs offered to the community may suffer the same consequence.

The intent of this thesis is to develop and to identify strategies that will balance the Nineteenth Street Baptist Church's daily functions as a provider of community support services and a practicing religious institution, and the congregation's financial constraints with the desire to stabilize and restore their historically significant structures for the purpose of preservation. The current condition of the structures of the Nineteenth Street Baptist Church presents a twofold problem, the first is the impending loss of a significant example of architectural design, and the second, is the loss of a facility providing community support services.

The chapter organization of this thesis attempts to clearly depict the case of the Nineteenth Street Baptist Church and the plan for its preservation. Chapter Two, Methodology, describes the sequence of research conducted to test the argument of this thesis. Chapter Three, The History of 1249-1253 South Nineteenth Street, is a detailed documentation of the background history and structural evolution of the property currently owned by the Nineteenth Street Baptist Church. Chapter Four, Restoration



Program, illustrates various program strategies for the stabilization and restoration of the structures that may be utilized to reduce the financial burden associated with the preservation of the structures. Chapter Five, Financing, specifically addresses methods and opportunities that can supplement the various strategies explored in Chapter Four. Chapter Six, Conclusion, is the summation and analysis of the research and findings of this thesis work.





## **Chapter Two**

### **Methodology**

In order to understand the research conducted for this thesis, an understanding of how interest in preserving these structures originated is necessary. The Philadelphia firm of Furness and Hewitt designed the church buildings. Because the designs of Frank Furness represent a pivotal period in architecture, preservation models of structures attributed to him are of great interest. The Reverend Charles Walker, of the Nineteenth Street Baptist Church, contacted Robert Venturi, A.I.A., of Venturi Scott Brown and Associates, Inc., because he had restored the University of Pennsylvania's Fine Arts Library, and asked for his help.

Robert Venturi enlisted the help of Dr. George E. Thomas because of his research and interest in the architecture of Frank Furness. Dr. Thomas believes that external financial support can be found to aid in the restoration of these structures. Samuel Y. Harris, P.E., A.I.A., Esq., then became involved in the project through Dr. Thomas and because of his interest in African American Baptist churches. The restoration of the Nineteenth Street Baptist Church then became the focus study for this thesis, which attempts to answer the larger question, is it possible to make preservation accessible to significant religious properties in impoverished urban neighborhoods.

This chapter describes in detail how research was conducted in order to determine the answer to this question, as it pertains to the Nineteenth Street Baptist Church. The



production of this work depended upon an array of sources. Undertaken was research on the documentary history and the physical history of the Episcopal Church of the Holy Comforter. The materials used in the construction of the church building and Fellowship Hall were studied in order to make determinations as to the causes of their deterioration. The *Secretary of Interior's Standards for Historic Preservation*, and accompanying publications acted as the gauges to evaluate strategies for the restoration program of the church and Fellowship Hall.

Central to this thesis is the issue of the exterior stone of the church buildings. Serpentine stone is largely the material used in the construction of the buildings. Serpentine was a regionally available stone, extensively preferred in the 1870s, when the church was constructed. The stone has proven to be susceptible to air-born pollutants. Because of this decay, the exterior cladding of the serpentine stone cannot be adequately restored, but the alternative of replacing the stone is beyond the church's budget making it necessary to research modern products to replicate the serpentine stone's appearance.

The portion of this thesis, which concentrates on the financing of the project called for researching case studies of restored historic urban churches. The case studies had comparable financial and/or structural situations. Some of the congregations identified were able to reduce restoration costs with unconventional methods. As this thesis was being completed, the Bush administration introduced its program on Faith-Based and Community Initiatives. The purpose in studying this initiative is to determine if it will affect the current situation of the Nineteenth Street Baptist Church.



## **Background History and Physical History of the Nineteenth Street Baptist Church**

Before any research was conducted, a brief historical background of the religious complex at 1249-1253 South Nineteenth Street was orated by Samuel Y. Harris and Dr. George E. Thomas, both members of the adjunct faculty to the Graduate Program in Historic Preservation at the University of Pennsylvania. Dr. Thomas first discovered this church in his 1973 research for *The Architecture of Frank Furness*, and studied it further.<sup>1</sup> Samuel Y. Harris is a consultant for the restoration of the Nineteenth Street Baptist Church. They were attracted to work on these buildings because they were designed by the architectural firm of Furness and Hewitt.

Most historic churches are complex architectural creations that can be researched in various ways. Often the buildings themselves can be a great source of information. Fortunately, churches as institutions typically have kept detailed recordings of events over time. All buildings, including churches, erected in Philadelphia from 1880 and later have public records that detail various aspects of their construction. The buildings themselves contain the evidence of their physical fabric. When all of these sources of information are used together, a true understanding can be had of the history of the structure. The following is a list of documentation and research that was utilized for constructing the history of the buildings of the Nineteenth Street Baptist Church:

- Minutes recorded by the vestry of St. Peters Episcopal Church
- Reference to the “T” street church in the Notebook of Frank Furness

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<sup>1</sup> George E. Thomas, *The Architecture of Frank Furness*, Philadelphia: Philadelphia Museum of Art (1973).



- Secondary source attributing the design of the buildings to Furness and Hewitt
- Newspaper accounts of the cornerstone laying of the church
- Insurance Policies with detailed surveys of the buildings
- Newspaper accounts of the consecration of the church and the dedication of the school building
- An early photograph of the church and school building
- Amendments to the original Insurance Policies
- Secondary historic accounts from newsletters and books regarding alterations and additions to the school building
- Building permits recording alterations and additions to the church and sanctuary
- Transfer of property deed
- Building permits recording alterations and additions to the church and sanctuary
- Historic Resource Survey Form
- Nomination form for the designation of the structures to the local register
- Building assessment and proposals for repair
- Condition survey
- Paint chip and mortar analyses

The assemblage of all of these forms of documentation allowed for an accurate analysis of the buildings' history. These documents were transcribed and put into chronological order to create an understanding of the original appearance of the buildings and subsequent changes to them.





Typically, to conduct a search for documentary evidence on historic structures it is necessary to work from present day backward. Gathering information on the Nineteenth Street Baptist Church required this method of research, starting with its recent history and moving back in time.

In 1993, the Nineteenth Street Baptist Church contacted Michael Stern from the Philadelphia Historic Properties Corporation's Religious Properties Program, to assist in their efforts in repairing the church's structures. Since the time Michael Stern worked with the Nineteenth Street Baptist Church, the Philadelphia Historic Properties Corporation was renamed Preservation Alliance of Greater Philadelphia, and their Religious Properties Program extinguished. Preservation Alliance retained the information collected for the Historic Religious Properties Program. Randall Cotton, director of Preservation Alliance, made copies of the complete contents of the folder concerning the Nineteenth Street Baptist Church accessible to the author. The folder contained minutes from the vestry of St. Peter's Church; applications for the church's local designation prepared by Jefferson Moak; a Pennsylvania Historic Resource Survey Form prepared by Carl Doebley (HRS form); and primary research that was used in the creation of the designation application and the Pennsylvania HRS form. Also in the folder was a building assessment with recommendations for repairs by Michael Stern, and numerous proposals submitted to the church for the repair of the sanctuary building and Fellowship Hall roofs.



The Philadelphia Historical Commission verified the listing of the Nineteenth Street Baptist Church on the Philadelphia Register of Historic Places for historical significance in architecture and religion. The Commission also holds a limited folder of information on the church. With the exception of photographs that were included in the nomination for designation application, the content of this folder was the same as that already received from Preservation Alliance.

The information gathered to this point was useful in determining the name of the mission church preceding the Nineteenth Street Baptist Church. Additionally, information obtained yielded general construction dates; photographs of the church from earlier dates; various hypotheses on when certain alterations occurred to the structures; and citations of sources for further investigation. After compiling the background history of 1249-1253 South Nineteenth Street, research into the physical history of the structures could begin.

The physical history research started with creating a chain of title for the property. A title chain beyond the property transfer in 1944, between St. Peter's Church and the Nineteenth Street Baptist Church is impossible. The property's registry jacket is missing in the City of Philadelphia's Office of Records. The Pennsylvania Historical Society in Philadelphia was the next repository visited. Attempts at finding photographs and articles that pertained to the church proved fruitless. Surveys found from insurance policies for the sanctuary and Fellowship Hall from the Mutual Assurance Insurance Company provided information on the physical appearances. (Appendix 1:76-83) These surveys focus primarily on the interior spaces, from a month before the mission's consecration in



1875, up until 1945, when St. Peter's Church canceled the policies. The policies provided approximate dates of alterations to the buildings based upon reassessments of the property's value. This information facilitated the next step in research.

Three sources available at the City of Philadelphia's Department of Licenses and Inspections made tracing the history of additions and alterations to the structures possible. The first source is a history card for applications filed with the Department of Licenses and Inspections. The history card has dates recorded on it that correlate to permit applications filed for the researched address. By establishing the permit, application dates, the individual permits could be found. The history cards give a basic definition of the purpose for the permit application. The second source, the permit application, gives information that is more detailed. Some information recorded will tell who filed the application; for what purpose; the permit number for the last permit granted; the approximate cost of the work to be conducted; and whether the permit is being applied for as a result of a citation issued by the Department of Licenses and Inspections. The last source beneficial to constructing the physical history of structures is the zoning folder held on the properties. This folder holds copies of building permit applications and applications for Zoning Permits and/or Use Registration Permits. Additionally, the property-zoning folder has copies of outstanding citations issued by the Department of Licenses and Inspections. These sources made tracing the physical history of additions and alterations to the structures between the present day, and December 1962 possible. (Appendix 2: 87-110)



Building permits from earlier than 1962, are in the possession of the City of Philadelphia's City Archives. These permit applications have been bound in volumes according to dates. The applications in these volumes do not have the previous permit application number on them, making it difficult to trace the complete line of permits. The City Archives has applications filed for 1249-1253 South Nineteenth Street in 1908 and 1954. Permits for other known alterations were not retrievable. Two permits in question would be for the 1882 substantial addition to Fellowship Hall, and the 1949 application of stucco to the exterior of the building. Building permits for the original construction of the buildings are not available because the City of Philadelphia does not have permits available from earlier than 1879. (Appendix 2: 84-86)

Supplementing the information from the applications for permits and the insurance surveys, were descriptions of the physical appearance of the church buildings taken from local newspapers articles on, and before the consecration of the original mission. Typically, those articles recording the cornerstone laying of the mission church dealt primarily with the exterior building materials and the projected costs of construction. One article concerning the mission church's consecration in the *Philadelphia Inquirer* detailed the finish treatments of the sanctuary space. Most of these treatments went unrecorded by the original insurance surveyor.

To substantiate the primary documentation research, mortar analysis, and paint chip analyses were conducted on two exterior features of the sanctuary building, a double-door on the west façade and a window on the north façade. The results from mortar





analysis provide the formula for the mortar used between the serpentine stone units, in terms of ingredient ratios and color. (Appendix 4: 198-199) The paint chip analyses made the original finish treatments and colors of the exterior window frames and doors on the sanctuary determinable. (Appendix 4: 196-197)

Secondary sources were used to direct primary research regarding the buildings at 1249-1253 South Nineteenth Street. The following were consulted, Dr. Thomas' *Frank Furness: The Complete Works* and J. Thomas Scharf and Thompson Wescott's *History of Philadelphia 1609-1884*. The author also reviewed Jefferson Moak's nomination application for the property's designation to the Philadelphia Register of Historic Places, the initial Pennsylvania Historic Resource Survey Form completed by Carl Doebley, and a more recent Pennsylvania Historic Resource Survey Form completed by Dr. Thomas in 1999. (Appendix 2:105-110)

### **Recommendations for the Restoration of Nineteenth Street Baptist Church**

Recommendations for the restoration hinged on expectations for the final resulting product. Was the expectation to restore the interior, as well as the exterior of the buildings? What period, in the physical history of the structures, was intended to be captured in the restoration? Answers to these questions are dependent upon factors such as, the congregation's tastes, what can be achieved with the current condition of the physical fabric, and what can be accomplished with the available funding intended for the restoration.



In speaking with Mrs. Walker, the minister of the Nineteenth Street Baptist Church's wife, the interior was never an area she voiced the desire to restore. Her primary interest for the interior was repair. This decision may be pivotal in acquiring outside funding for the restoration, however the documentation exists if this should become a desire of the church.

As mentioned earlier, the first step in this project was meeting with Samuel Y. Harris and Dr. Thomas. From that meeting came an understanding of the project's objectives. First, the buildings of the Nineteenth Street Baptist Church needed stabilization, and then restoration of the exterior to a state of appearance that more closely resembled the original architectural design of Furness and Hewitt. The church's financial constraints made it necessary to explore various strategies for the stabilization and restoration of the buildings. These strategies are somewhat limited in the interest of adhering to the *Secretary of Interior's Standards for Historic Preservation*.

In creating a plan for the stabilization and restoration of the Nineteenth Street Baptist Church, an analysis of the current condition of the structures was necessary. The author conducted an exterior condition survey in the summer of 2000. This survey encompassed an inventory of the various exterior architectural features, as well as their condition and that of the exterior building materials. The original intent to survey all facades was impossible due to inaccessibility. Only the north and west facades of both the sanctuary building and Fellowship Hall, the south façade of the sanctuary, and the east façade of the sanctuary were surveyed. Surveys detailing a representative window and door were



completed. The building assessment addressed the conditions recorded in the surveys.

(Appendix 4: 200-207)

Consultants to the Nineteenth Street Baptist Church between 1993 to present day, assessed the buildings' roofs, the east façade of Fellowship Hall, and the south façade of Fellowship Hall. These reports included a 1993 building assessment by Michael Stern, A.I.A.; a roofing stabilization assessment by Marianna Thomas Architects in 1996; and an executive summary for the roof and wall assessment of the buildings prepared by Samuel Y. Harris, P.E., A.I.A., Esq., from S. Harris and Company Philadelphia. The available reports in combination with the condition surveys helped to create the stabilization and restoration program. (Appendix 3: 111-170)

The author arranged the conditions into a hierarchy, based upon the degree of deterioration and their affect on the buildings' systems. Developing the hierarchy made it possible to rank the conditions. This contributed to developing the phases in which work would be done. During the brief time of this study, the priority of conditions changed when a structurally unstable part of the building required immediate demolition, overriding the need to repair the roof and its systems.

The research conducted for the recommendation of using modern replacement materials for the serpentine stone came from *Preservation Tech Notes* and industry information available both on the World Wide Web and through product catalogues such as Clem Labine's *Traditional Building: The Professional Resource for Public Architecture*. The



cost of replacement materials came from individual manufactures' and dealers' estimates, as well as unit estimates given in the most recent available edition of *Means building construction cost data*.

Sources used in testing recommendations were the *Secretary of Interior's Standards for Historic Preservation* and companion guidelines and recommendations for the assistance of those preserving historic properties. In addition to the standards, other publications by the National Parks Service regarding preservation, established precedence for some program decisions that may cause philosophical and theoretical debate. The two decisions highlighted in the chapter dedicated to the stabilization and restoration plan, were the use of a modern material to replicate the physical appearance of serpentine stone on the buildings' exteriors and to treat less visible facades of the building with less expensive finish treatments.

### **Financial Planning for the Stabilization and Restoration Project**

The final area of research for this thesis was the financial planning aspect.

Documentation of the recent financial records of the church confirmed that the congregation runs on a "hand-to-mouth" financial operation. In the past, if the church required funds for other repairs, the financial onus fell on the congregants in the form of traditional capital campaigns. The financial records show little revenue from offerings and gifts, making it clear that the small congregation could not bear full responsibility for the costs involved. After speaking with Mrs. Walker, the author understood that the





congregation has no interest in utilizing the option of loans for the stabilization and restoration.

The next step was to identify financial aid available for preservation related projects. Preservation related restorative projects for historic commercial buildings are eligible to receive federal tax credits subsidizing the project's costs; however, these type credits are not available for non-depreciable properties. The author researched grants available for the purpose of preservation in both the public and private arena. This research began at the largest scope, being the federal government and nationally offered private grant lending institutions, and progressed into a more-narrow search for local government opportunities and private grant giving institutions.

The author sought outside advice for the best and most appropriate means for financing this large-scale restoration. Interviewing professionals versed in the subject of historic religious properties was beneficial. The first interview was with Tuomi J. Forrest of Partners for Sacred Places. Mr. Forrest is the director of information and outreach efforts, providing the community of religious institutions with information regarding the preservation and maintenance of historic religious properties. He helped to sculpt a productive research tactic through the accumulated data in the Partners for Sacred Places library. A workshop hosted by the Pennsylvania Historical and Museum Commission, in Jim Thorpe, Pennsylvania, presented perspectives on the responsibilities and opportunities associated with stewards of historic religious properties. Finally, the input of Dr. Ram A. Cnaan, from the University of Pennsylvania School of Social Work, was



vital in understanding the potential benefits that historic religious institutions stand to gain through the initiative to open the competition for federal grants in support of community outreach efforts.

The information housed in the Partners for Sacred Places library allowed for the study of ways in which other religious institutions have been able to afford preservation efforts of their historic properties. Many of the examples in Chapter Five came from the organization's files on individual religious properties. In addition to these files, back issues of *Inspired*, a publication of the former Historic Religious Properties Program, made it possible to research other case studies. Some of these case studies gave insight on unconventional methods utilized to decrease spending on preservation related projects.

The potential benefits to be gained through the opening of competition for federal government grants to aid interfaith and community based outreach efforts was the most difficult area of research for this study. The executive initiative is in its infancy, making a well-developed analysis impossible. The intention in studying this topic is to outline the potential benefits and make general recommendations based on the information available. The preponderance of information has been gathered from various periodicals and the interview with Dr. Cnaan, who worked closely on related projects with the director of the White House Office on Faith-Based and Community Initiatives, Dr. John DiIulio.



The resulting product of the research performed is an attempt at identifying means and methods for the preservation of the historically significant Nineteenth Street Baptist Church, and other similar religious properties.



## Chapter Three

### The History of 1249-1253 South Nineteenth Street

The history of the Nineteenth Street Baptist Church begins from what would seem an unlikely origin. Margaretta S. Lewis commissioned the building of the sanctuary and Fellowship Hall buildings of Nineteenth Street Baptist Church for an Episcopalian memorial mission in the late nineteenth century. The buildings' background history contributes significantly to the understanding of the buildings themselves.

On the 29<sup>th</sup> day of November, Advent Sunday, of 1868, founded by St. Peter's Church was a Memorial Mission in the space above the old hose house on Second and Pine Streets.<sup>1</sup> The mission was founded in memory of Margaretta Stocker Lewis' mother, Martha R. Lewis, who died just two months before the inauguration of the mission. Services of the mission continued in the East Philadelphia location until 1871. At this time, a "more needy location" was identified in the city requiring the efforts of the mission.<sup>2</sup>

The mission moved to the Point Breeze area in the southwest part of Philadelphia on a portion of the country estate of William Lewis.<sup>3</sup> According to the St. Peter's Minutes, the new "work" was no longer to be called the Memorial Mission and instead would be known as the Memorial Chapel of St. Peter's Church. Housed in two different makeshift

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<sup>1</sup> "The Churches of Philadelphia and Vicinity," *The Church Standard*, Number LV, June 26, 1900: 28.

<sup>2</sup> St. Peter's Minutes, 1249-1253 South Nineteenth Street folder, City of Philadelphia Historical Commission Collection.

<sup>3</sup> Ibid.





locations in the Point Breeze area, the St. Peter's mission finally consecrated a wood framed temporary chapel on Liberty and Nineteenth Streets.<sup>4</sup>

On the 7<sup>th</sup> of January 1872, the Epiphany, the temporary chapel was consecrated for the Memorial Chapel of St. Peter's Church.<sup>5</sup> The temporary chapel had a brief three-year life. On June 15, 1874, the Right Reverend William Bacon Stewart oversaw the ceremony celebrating the initiation of construction for the permanent sanctuary to be located on Titan and Nineteenth Streets.<sup>6</sup>

Margaretta Lewis commissioned the prominent Philadelphia architectural firm of Furness and Hewitt to design and build a religious institutional complex that would have both a parish building and schoolhouse. Dr. Thomas in *Frank Furness: The Complete Works* explains the connection between the firm of Furness and Hewitt and St. Peter's Episcopal Church. The employment of Allen Evans, a draftsman and future partner of Furness, gave the firm the connection with the Episcopal church.<sup>7</sup> The fiancée of Evans' was a member of the wealthy Philadelphia Lewis family, and daughter to John T. Lewis, member of the St. Peters Church vestry.<sup>8</sup> Resulting from the relationship was a high styled Victorian Gothic landmark that dwarfed the neighboring vernacular rowhouses. A bell tower rose high above the two and three story surrounding homes, while the vivacious polychromy

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<sup>4</sup> The Churches of Philadelphia and Vicinity": 328.

<sup>5</sup> *Ibid.*

<sup>6</sup> St. Peter's Minutes.

<sup>7</sup> George E. Thomas, Jeffrey A. Cohen, and Michael J. Lewis, *Frank Furness: The Complete Works*, New York: Princeton Architectural Press, 1996: 73.

<sup>8</sup> *Ibid.*



of the exterior screamed for attention among the commonplace redbrick exteriors of its abutting neighbors.

The Memorial Church of the Holy Comforter's (formerly known as St. Peter's Church Memorial Mission and the Memorial Chapel of St. Peter's Church) consecration was on June 15, 1875. Before the official blessing and dedication of the sanctuary and schoolhouse, both buildings were surveyed inside and out by an agent from the Mutual Assurance Company for the purpose of assessing the worth of the buildings and their contents for fire insurance policies. (Appendix:)

### **Original Construction of the Memorial Church of the Holy Comforter**

Victorian Gothic was the fashionable style of the period, used in the construction of the sanctuary and the school building. The two structures stood proudly within the working class neighborhood of Philadelphia rowhouses. The firm of Furness and Hewitt and other local Philadelphia firms favored the Victorian polychromy. Both buildings of the 1875 complex were clad in green serpentine; light buff limestone used for string courses and trim work around the windows and doors; at the base of the sanctuary's tower and spire corbelled brownstone; the mortar was pale pink/beige; deep earth red paint enlivened the window sash; and multi-colored slate used for both roofs. An article in the *Public Ledger* noted some details of the building plans, "the new building (sanctuary) will be of green serpentine stone with Ohio dressings, and is estimated that it will cost \$30,000. It will have a front of 41 feet on Nineteenth and 106 on Titan Street."<sup>9</sup> Prominent institutional

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<sup>9</sup> "Laying of a Cornerstone," *Public Ledger*, June 20, 1874.



buildings, such as Thomas W. Richards' College Hall on the campus of the University of Pennsylvania (1870-73) and the Academy of Natural History designed by James H.

Windrim, 1867, used the same exterior materials. This article noted that the materials for the school building were to be the same.<sup>10</sup>

On April 21, 1875, a surveyor recorded the details of both the sanctuary building and the school building. The surveyor's careful documentation of the buildings allows for an accurate understanding of what the structures looked like originally.

According to the surveys, the school building was a two-story stone structure with a slate roof and a tower with a "cupola and belfrey." Front and back entries provided access to the school building and both of its floors. The heaters were located in the building's cellar. Located on the southwest corner of the building was tower. The interior had varnished woodwork. "Neat iron work" topped the roof.<sup>11</sup> The deepest depth of the building recorded on the plot sketch would have made the building eighty-seven and one half feet long. The greatest width of the building would have been thirty-three feet and eight inches. The most up to date amenities and high quality materials outfitted the school building.<sup>12</sup>

The surveyor documented the interior building materials in an inventory-like fashion. The first and second floors had yellow pine paneling from the floor up to the height of the

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<sup>10</sup> ibid.

<sup>11</sup> ibid.

<sup>12</sup> ibid.



windowsills, where the paneling was coped with a walnut molding. Most of the windows had white figured glass with some stained glass. All of the floors were yellow pine. On the first floor there were twenty white pine benches for the school set on an inclined platform.<sup>13</sup>

The attention to detail on the second floor was equal to that of the first floor. The upstairs of the school building was broken down into three rooms, one of them a library. Like the first floor space, windows lined the north and south walls of the second floor. The second story benefited from the additional natural light let into the space from the dormer windows. The surveyor noted refinements, such as the second floor ceiling clad with “narrow boards laid diagonally...” with “Gothic ribs inside under the principal rafters.”<sup>14</sup>

Seven feet north of the school building on the same block was the sanctuary. The surveyor recorded the sanctuary as a one story-stone building. The surveyor divided the space into four sections. The first description is of the principal space, “the audience part,” the nave and side aisles.<sup>15</sup>

The nave and side aisles had walls with yellow pine paneling finished with walnut molding and yellow pine floors, in the same manner as the school building. There were eighty-six pews with walnut details counted by the surveyor. Leather covered the folding doors between the sanctuary and the vestibule. The surveyor described all of the windows

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<sup>13</sup> Mutual Assurance Insurance Policy # 8018. Historical Society of Pennsylvania.

<sup>14</sup> Ibid.

<sup>15</sup> Mutual Assurance Insurance Policy # 8017. Historical Society of Pennsylvania.





on the first tier of the sanctuary building as stained glass, as well as the large units in the chancel and over the front entrance on Nineteenth Street.<sup>16</sup>

The nave space of the sanctuary building was double pitched with eight principal rafters and wood pointed arches spanning the width of the central aisle. The rafters and Gothic arches' weight was carried on twelve yellow painted metal columns, six inches in diameter. The nave ceiling was treated in the same manner as that found in the second floor of the school building, "narrow yellow pine boarding secret nailed and laid diagonally..."<sup>17</sup> The side aisles had shed roofs with Gothic ribs and the same diagonally laid narrow yellow pine boarding for the ceiling.

The chancel was the next space described by the surveyor. A plaster gothic arch accentuated the transition between the nave and the chancel. The arch sprang from marble columns on each side of the chancel. The chancel was prominently raised two steps above the nave space and glowed from the light entering through the large stained glass unit framed by a large pointed arch opening. As the main focal point of the sanctuary space, and as a specialized area for the worship practices to be lead, the chancel was elaborately treated. The materials chosen for the chancel space were richer than those that were used in the nave and side aisle areas: walnut was used less sparingly as steps into the space and as ceiling and wall paneling. The organ pipes were in a large pointed arch opening on the south wall of the chancel abutting the organ room.<sup>18</sup>

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<sup>16</sup> ibid.

<sup>17</sup> ibid.

<sup>18</sup> ibid.



Documented as a small space, the organ room was sixteen feet eight inches by thirteen feet. There was only one door and one window in the room. The surveyor made no mention of the organ.

On the other side of the chancel was the robing room. The robing room was fifteen feet by nine feet nine inches. The room had only the entrance to the “audience” part of the sanctuary and a window looking out on Titan Street. There was a closet and a marble topped washstand with only cold water.

The final component to the sanctuary building described in the 1875 survey was the tower at the northwest corner of the building. The tower loomed high above all the other structures in the neighborhood. A photograph of the church, from the Free Library of Philadelphia’s Print Department catalogue of Philadelphia Churches and the photo attributed to Paucoast and Hand Philadelphia photographers, show this best.<sup>19</sup> The tower served as a neighborhood landmark and as the church’s beacon. In the survey, it was described as a three story high stone tower.<sup>20</sup> The three stories recorded do not represent the additional height reached with the steeple spire. Other sources recorded the tower’s height as 120 feet.<sup>21</sup> The church’s bell housed within the tower, is now stored in the basement.

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<sup>19</sup> “Memorial Church of the Holy Comforter,” Philadelphia Churches, Print Department, the Free Library of Philadelphia; “The Churches of Philadelphia and Vicinity”: 328.

<sup>20</sup> Mutual Assurance Insurance Policy # 8017.



The April 1875 survey, by Mutual Assurance Company, did not include all of the finish details. It is possible that finishing details were not complete at this time. The *Philadelphia Inquirer* recorded the finish details of the sanctuary on the day of consecration:

The following is a brief description of the edifice:-  
In the audience room of the chapel are neat stained glass windows the one in the chancel being a beautiful one, representing the Resurrection. A memorial tablet to Rev. Robert Farnum Chase, the first minister in charge of the parish, is on the wall near the pulpit, and another to Mrs. Martha R. Lewis, near the front. The lectern is eagle shaped, and the panels of the reredos contain beautiful designs in gold on a blue background. The gas fixtures, which were from Baker & Arnold's are of a handsome pattern, the prevailing color being blue, and the pendent from the ceiling of the chancel is a corona-shaped chandelier. The floor is covered with a handsome carpet, and on the right of the chancel is a fine organ.<sup>22</sup>

### **Alterations and Additions**

After the consecration of the Memorial Church of the Holy Comforter in June of 1875, both buildings underwent a number of alterations and some additions as the congregation grew and its needs changed. Of the two buildings, the original school building sustained more significant alterations and additions than the sanctuary building.

Recorded in 1882, by another surveyor from the Mutual Assurance Company and in the writings of Scharf and Wescott in their multi-volume work, *The History of Philadelphia, 1609-1884*, the school building underwent substantial alterations and additions with the

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<sup>21</sup> "Laying of a Cornerstone."

<sup>22</sup> "Consecration of the New Memorial Church of the Holy Comforter," *Philadelphia Inquirer*, June 16, 1875: 3.



generous financial support of the congregation.<sup>23</sup> This construction campaign added an additional depth of sixty-two feet to the original school building.<sup>24</sup>

The surveyor recorded a brick and stone two-story addition to the back of the school building. According to the notes of the surveyor, during this building campaign the school building's roof design became very complex as the original steeply pitched roof joined with a hipped roof covering the wider of the two areas of the addition, which then joined an "angled" roof covering the longer part that extended over the back of the lot.<sup>25</sup> The addition on both the first and second floor, used the same high quality materials as earlier recorded in the original structure, pine paneling with molding and windows with architraves. The surveyor recorded the quality of craftsmanship, "All of the building finished in the best manner."<sup>26</sup> The misplacement of the volume of License and Inspection permits corresponding to the years 1881-1882, hinders a more detailed analysis of the additions and alterations.

Neither the sanctuary nor school building sustained significant changes until 1914. According to an application for permit for additions, alterations, repairs, etc., John I. Carmichael applied for a permit to add on a roof between the school building and the sanctuary building.<sup>27</sup> The addition provided access between the two buildings for the

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<sup>23</sup> Mutual Assurance Insurance Policy # 8018; J. Thomas Scharf and Thompson Wescott, *History of Philadelphia, 1609-1884*, Vol. 2, Philadelphia: L.H. Everts, 1884: 1348.

<sup>24</sup> Mutual Assurance Insurance Policy # 8018.

<sup>25</sup> *Ibid.*

<sup>26</sup> *Ibid.*

<sup>27</sup> Permit no. 9669, City of Philadelphia Department of Licenses and Inspections, December 24, 1914.





choir without exposure to weather.<sup>28</sup> The construction plans detailed in the permit are as follows, "...front addition on 19<sup>th</sup> St 7' x 18 + 9' x 12' stone walls already built 3" x 6" rafters 7' span slate roof."<sup>29</sup> The estimated project cost was one hundred dollars.<sup>30</sup>

There is a period of time for which there are no available permits to determine other alterations and additions to the buildings, however it has been maintained by the current owners of the church that application of the pistachio colored stucco on the exterior of the structure occurred in 1949. The inaccessibility to the License and Inspection records between 1914 and 1954 proves to be detrimental to understanding any immediate changes that were required for the use of the structures by the Baptist congregation that became the owners as the result of a property transfer occurring between St. Peter's Church and the Nineteenth Street Baptist Church in 1944.

It is important to note that although the transfer of ownership was from one religious institution to another, there are significant differences in the how the spaces were viewed for worship. Before the buildings were transferred by sale to the Nineteenth Street Baptist Congregation, they housed an Episcopalian mission. The purpose of a mission is to be a branch of a larger entity, or parent institution, set up for the purpose of evangelizing or spreading a particular type of worship in a community judged to be deficient of such guidance. The Nineteenth Street Baptist congregation is a church unto itself without a parent institution.

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<sup>28</sup> Ibid.

<sup>29</sup> Ibid.



Property title research confirms that the Nineteenth Street Baptist Church purchased the property and buildings that lay on 1249-1253 South Nineteenth Street on December 12, 1944.<sup>31</sup> A detailed inventory of the purchase is unavailable because the registry jacket is missing within the City of Philadelphia's Office of Records. This prevents the development of a complete chain of title for the property.

The congregation that purchased the Memorial Church of the Holy Comforter in 1944, was an African American Baptist congregation that had been previously worshipping in a sanctuary further south on Nineteenth Street since 1904.<sup>32</sup> In a local Philadelphia paper, a long time member of the congregation commented on the how the change in address affected the congregation, "...the Baptist congregation in its new building was the hub of the community."<sup>33</sup>

The next substantial alteration to the sanctuary and the school building came in 1954. The 1954 alteration began the long chain of modifications to the church's steeple. At this time, the frame and slate-clad steeple that had long stood as a neighborhood landmark was demolished down to its masonry base.<sup>34</sup> The permit does not document the amount of height removed. In 1959, the steeple required reapplication of stucco.<sup>35</sup> Again in 1971 the steeple tower required repair. The steeple's condition was in violation of the standards of the *Philadelphia Building Code*. The congregation was required to repair and stabilize

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<sup>30</sup> *Ibid.*

<sup>31</sup> City of Philadelphia Records Department, Account Number 212000, Registry Number 8519 436.

<sup>32</sup> Ron Goldwyn, "Holy War," *Philadelphia Daily News*, May 30, 2000: 5.

<sup>33</sup> *Ibid.*

<sup>34</sup> Permit no. 10566, City of Philadelphia Department of Licenses and Inspections, December 15, 1954.

<sup>35</sup> Permit no. 0495K, City of Philadelphia Department of Licenses and Inspections, June 11, 1969.



the stone on the top of the remaining tower.<sup>36</sup> Finally, in 1979, it was required that the tower be further truncated two feet, when another violation was issued by the City of Philadelphia's Department of Licenses and Inspections.<sup>37</sup> At this time, removal of the bell inside the tower was necessary.

The interior of the sanctuary and Fellowship Hall spaces received a great deal of maintenance and improvement in 1974. The architect of record was Zimmers Associates. No plans from this phase of construction are attainable. The application for permit listed the work to be done as follows:

minor demolition, painting, replacement of doors, minor carpentry work, and air-conditioning of entire Sanctuary. Interior partitions will be installed in the Fellowship Hall area, with the addition of male and female toilets, and toilet in area of Pastor's office. A.C. units on roof.<sup>38</sup>

There is no evidence within the permit to support the installation of a baptism tank; however, its installation at this time is highly likely.

The aforementioned additions, alterations, and demolitions explain the evolution of the buildings. The Department of Licenses and Inspections has an outstanding violation against the church, filed on March 8, 2000.<sup>39</sup> The building condition cited as necessitating intervention is the deteriorated state of stucco and underlying serpentine that if gone unchecked pose a threat to safety.<sup>40</sup>

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<sup>36</sup> Permit no. 27044K, City of Philadelphia Department of Licenses and Inspections, July 7, 1971.

<sup>37</sup> Permit no. 09939, City of Philadelphia Department of Licenses and Inspections, September 14, 1979.

<sup>38</sup> Permit no. 30008, City of Philadelphia Department of Licenses and Inspections, June 17, 1974.

<sup>39</sup> Violation Subject 1249-0 19<sup>th</sup> ST S19146, City of Philadelphia, Department of Licenses and Inspections, March 8, 2000.

<sup>40</sup> Ibid.



The demolition of three quarters of a rear addition made in 1882 to Fellowship Hall (formerly known as the school building) is the most recent change to the the Nineteenth Street Baptist Church.<sup>41</sup> The demolition resulted in the loss of a substantial kitchen area on the first floor of Fellowship Hall, a closet, and a hallway that led into the kitchen area. On the second floor, three office spaces were demolished and a portion of a hallway. As a result of the demolition a new exterior wall needs to be constructed (8" cement masonry unit).<sup>42</sup>

The Nineteenth Street Baptist Church, at the time of its construction, was an example of the height of fashion in architectural Victorian style. Its 120-foot tower, and its vivacious color palette made it a landmark in the South Philadelphia working class neighborhood. It has now fallen into an all too familiar state of disrepair that has become commonplace in pockets of urban centers in America. The substantial repairs and restoration the buildings need are now the burden of the Nineteenth Street Baptist Church. The deteriorated condition of the structures and their functional systems have already required demolition of a substantial addition, and still more demolition has been recommended by the congregation's hired structural consultant; Samuel Y. Harris, from S. Harris & Company.

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<sup>41</sup> Permit no. 010215024, City of Philadelphia Department of Licenses and Inspections, December 24, 1914

<sup>42</sup> *Ibid.* This work supervised by Samuel Y. Harris, P.E., A.I.A., Esq., of S. Harris and Company Philadelphia.





## **The Nineteenth Street Baptist Church Today**

The exterior of the structure suffers from much damage and decay of its original serpentine stone; the later applied stucco finish exacerbates the situation. The condition of the stucco warrants safety concerns as it has lost adhesion to the subsurface and peels off easily in large fragments. Cut back for the application of the stucco, the original serpentine stone at its present thickness is little more than a veneer, scarcely capable of retaining the rubble fill behind it. Although the stucco's deteriorated appearance seems worse than the serpentine stone, it is the condition of the serpentine stone veneer that poses the greatest danger to the structure's stability.

Predominantly, the damage and deterioration observable on the exteriors of the sanctuary and Fellowship Hall is caused by complicated and inadequately designed alterations to the roof; roofing material failure; poor water drainage; and downspout and gutter system failures. These problems have aided the ability of water to damage the building. Damage that can be attributed to the invasion of moisture are rot to wood features; progressive paint failure; staining; biological growth; spalling and bowing of the stucco; invasive vegetative growth on the structures; mortar loss between the joints of the limestone trim pieces and between the serpentine stone units; and increased deterioration of the serpentine stone.

The damage in the interior spaces of both structures is symptomatic of the volume of penetrating moisture due to the same structural failures already discussed. The moisture penetration significantly damaged the wood paneled ceilings in the sanctuary and second



floor of Fellowship Hall. Water has been able to get past the roofing membrane and into the interior of the structure. The plaster walls and ceilings suffer the same type of damage, and in some places to the extent that they crumble with the slightest touch.

In Fellowship Hall, on the second floor, the large room is in a progressive state of decay. Paint is peeling off the walls; as already mentioned, the ceiling paneling is significantly damaged and has broken and fallen in some places; garbage cans are placed strategically around the space to catch rainwater and melting snow from the roof; plastic tarps are sealing windows; and the space has an overwhelming odor from mildew. Other rooms in the sanctuary and Fellowship Hall exhibit the same type conditions, but none seem to be as severe as this space.

Color was an important component to the reading of Victorian style and its details. Modifications to the interior color scheme obscures architectural details. In the sanctuary space, wallboard painted an intense purple replaces the original wall paneling that started from the floor and finished under the windows with a walnut molding. The metal columns have been changed from their original yellow to a subdued orange. The woodwork, originally varnished, is painted white and orange. An example of the varnished woodwork remains in the large second floor room of Fellowship Hall.

The buildings suffer much loss of their original design integrity. The article from the *Philadelphia Inquirer* reporting on the consecration ceremony called the church



“beautiful” and celebrated the fine finish details of the sanctuary interior.<sup>43</sup> Today it is difficult to envision the former grandeur of these interiors. Everywhere on the interior space of the sanctuary, as well as Fellowship Hall, is evidence of human intervention against the intrusive elements that threaten the viability of the place of worship. Evidence, of the congregation’s attempts at makeshift repairs and temporary devices to minimize increasing damage, is seen everywhere.

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<sup>43</sup> “Consecration of the New Memorial Church of the Holy Comforter”: 3.





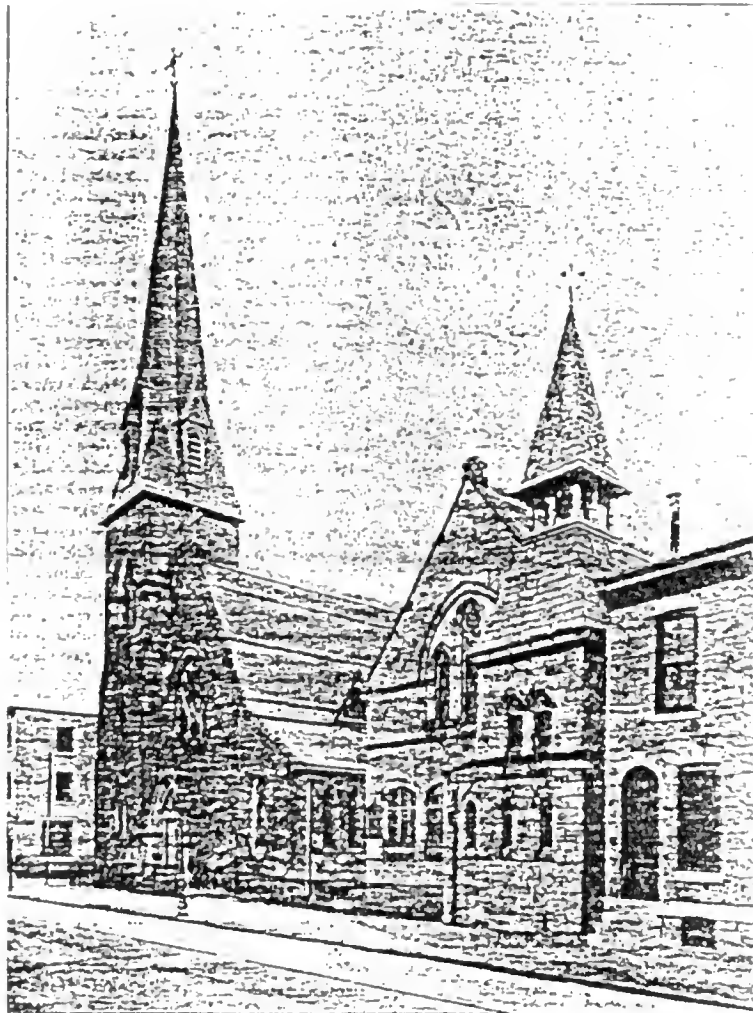
MEMORIAL CHURCH OF THE  
HOLY COMFORTER

Image 1

Philadelphia Churches Collection, Print Department, The Free Library of Philadelphia.







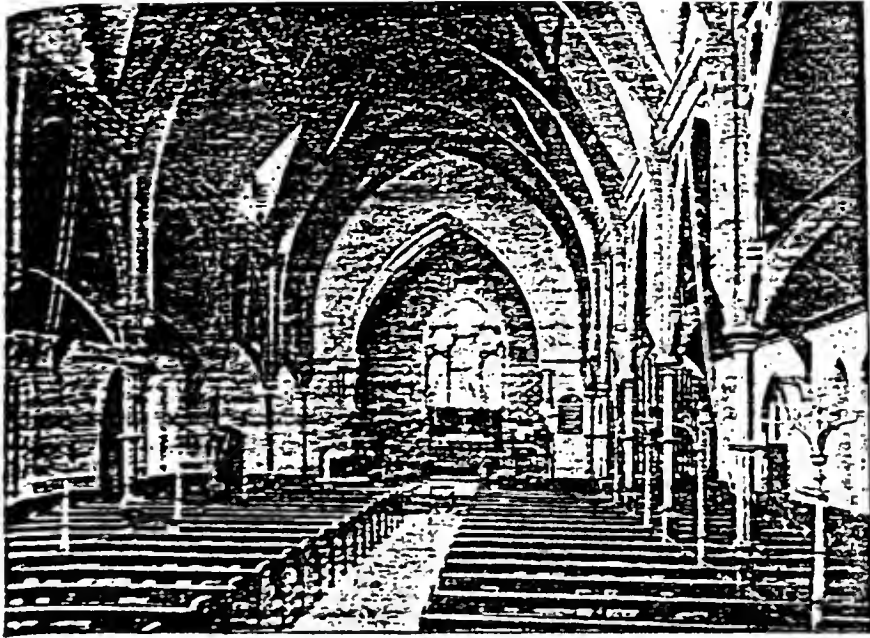
THE CHURCH OF THE HOLY COMFORTER.

*Fawcoss & Hand, Photographers, Phila*

Image 2

“The Churches of Philadelphia and Vicinity.” *The Church Standard*, Number LV,  
June 26, 1900: 328.





CHURCH OF THE HOLY COMFORTER, INTERIOR.

Image 3

"The Churches of Philadelphia and Vicinity," *The Church Standard*, Number LV,  
June 26, 1900: 328.



Image 4

George E. Thomas, Jeffrey A. Cohen, and Michael J. Lewis, *Frank Furness: The Complete Works*, New York: Princeton Architectural Press, 1996: 186.  
Photo is from 1980.





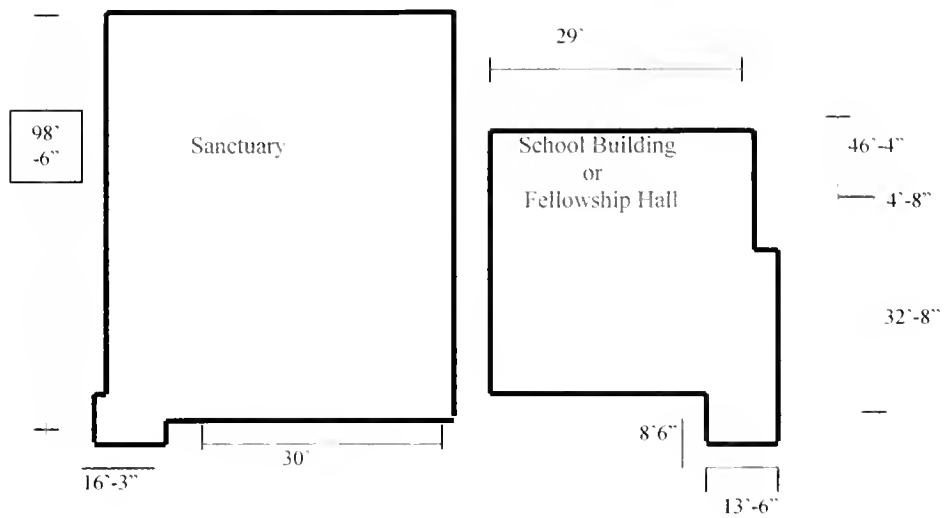
Image 5

George E. Thomas, Jeffrey A. Cohen, and Michael J. Lewis. *Frank Furness: The Complete Works*. New York: Princeton Architectural Press, 1996: 187.  
Photo from 1988.



**Plan I**

c.1875 (not to scale)

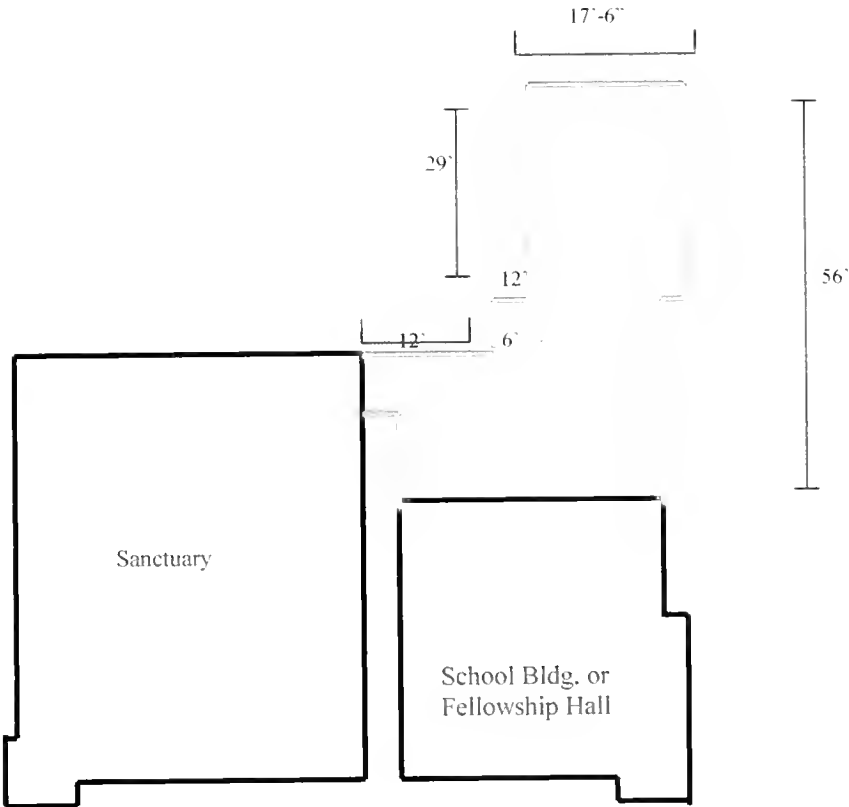






**Plan II**

c.1882 (not to scale)

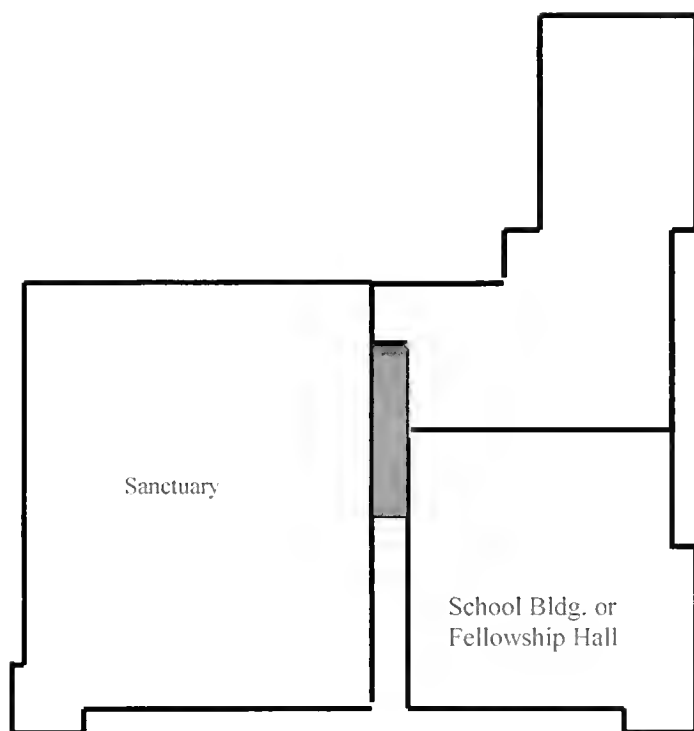


New Construction ==



**Plan III**

c.1908 (not to scale)

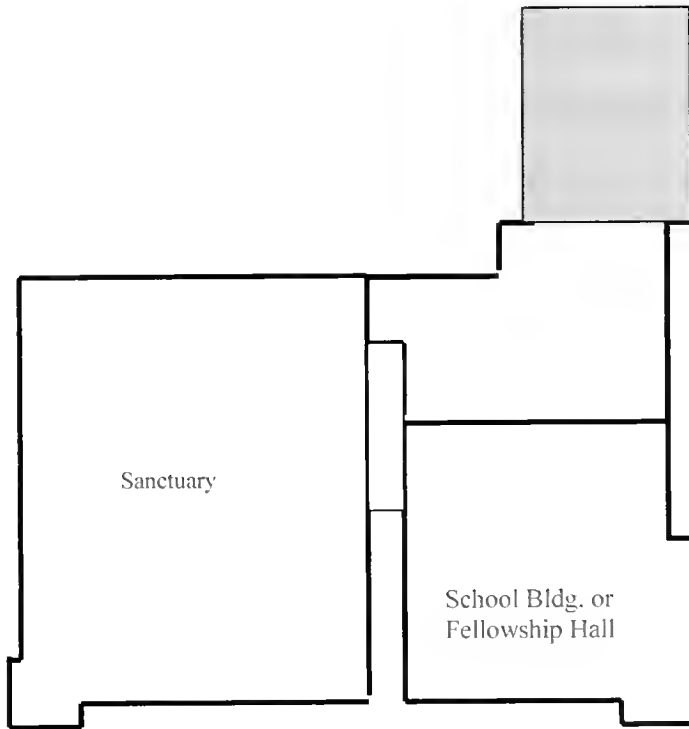


New Construction ■



**Plan IV**

2001 (not to scale)



Demolition 



## **Chapter Four**

### **Restoration Program**

This chapter discusses how strategic decision-making in the planning phase helps to make restoration and repair programs for substantial structures more financially accessible. The discussion includes strategies such as, the use of modern replacement materials and varying finish treatments in restoration projects, and the compliance of these strategies with the *Secretary of Interior's Standards for Preservation*.

In planning the restoration program, two strategies were explored to minimize the financial expenditure of the property owner. These two strategies are particular to the situation of Nineteenth Street Baptist Church because of its current physical condition. Its original primary exterior material has deteriorated to the point where repair is not possible. The availability of the original masonry product is limited, making it financially impossible to entertain the reuse of the product. The situation requires the research and choice of alternative materials. Prioritizing certain facades of the structure in regards to their visibility, and devising less complex and expensive treatments for those elevations not as visible as others is the second strategy. The discussion includes these strategies only to avoid redundancies.

Restoration programs require substantial time and planning and should be individualized to fit the needs of the structure as well as the people utilizing the structure. The following are the components Michael Stern, A.I.A., states are necessary for any repair plan:





- *a description of existing building conditions;*
- *recommendations for repairs;*
- *prioritization of repairs; and*
- *cost estimates for recommended repairs.*<sup>1</sup>

In addition to the steps recommended by Stern, the author conducted an analysis of the recommendations using the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.<sup>2</sup> The church's designation as a local historically significant structure necessitated this step. The designation triggers a review process of all planned exterior alterations to the church by the Philadelphia Historical Commission, and a section 106 Review by state or federal officers if federal financial support for the restoration program comes from these agencies. The Commission and officers evaluate the proposed alterations and decide if they are in accordance with the standards.<sup>3</sup>

The initiation of the *Secretary of Interior's Standards for Historic Preservation Related Projects* was in 1979, later expanded, and renamed the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.<sup>4</sup> The guidelines give examples of various work involved in rehabilitating structures, and how to facilitate that work in accordance with the standards.<sup>5</sup> The guidelines are general

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<sup>1</sup> Michael Stern, "Preliminary Repair Plan: St. Simon the Cyrenian Church," *Philadelphia-Area resource Manual for the Care of Older Religious Buildings* (March 1995): 361.

<sup>2</sup> The Condition Survey and Prioritization of Conditions Table for the Nineteenth Street Baptist Church are items \_ and \_ in the appendix.

<sup>3</sup> City of Philadelphia, Bill Number 318, *A Preservation Ordinance* (December 1984).

<sup>4</sup> *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, Rev. 1983, National Park Service, U.S. Department of the Interior (Preservation Assistance Division): Washington, D.C., 1.

<sup>5</sup> *Ibid.* 8



technical recommendations that do not address every restoration or rehabilitation issue for all buildings.

The standards and guidelines are not a problem in and of themselves. Their wording allows them flexibility enough to address most preservation projects. The problem for many preservation projects, and their adherence to the standards, has to do with the interpretation of the standards and the notion that it is possible to be compliant with all ten standards in every preservation project. In the introduction of the 1983 publication by the National Park Service's Preservation Assistance Division, *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (Revised 1983), it states that there is one pervasive definition of rehabilitation:

...the requirement set forth in the definition of "Rehabilitation" is always the same for every project: those portions and features of the property which are significant to its historic, architectural, and cultural values must be preserved in the process of rehabilitation. To accomplish this, all ten of the Secretary of the Interior's "Standards for Rehabilitation" must be met.

This statement contributes to a notion within the preservation field that has grown into a misreading of the standards. When developed, the standards were to serve as a ruler to measure Historic Preservation Fund grant-in-aid program projects, projects that typically had more capital available, or had the potential to generate income in the future, as they were commercial properties.<sup>6</sup> In order for the projects to receive the credits, proof of plan compliance with the standards was necessary. Now these standards are the expectation across the board for all preservation related projects on nationally, state, and locally

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<sup>6</sup> *Ibid.* 5



(Certified Local Governments) designated structures. At least in their conception the standards had a financial incentive attached; however, for non-commercial properties the financial incentives do not exist at the same value.

For the Nineteenth Street Baptist Church, as is the case for many other preservation projects, there is no way for the necessitated restoration work to comply with all ten standards. The structures require extensive repairs and some demolition. The demolition is necessary for safety purposes, and is irreversible which is the first violation of the standards. The current interpretation of the standards makes repairs necessary to protect the future viability of this structure, non-compliant.

The exterior of the structure is primarily green serpentine stone. The former availability of green serpentine stone in the Mid-Atlantic region somewhat explains its use for many local buildings. This type of serpentine stone was particularly good as a decorative stone during the Victorian era because of its dramatic color.<sup>7</sup> The affect of the stone's chemical make-up on its durability was unknown at the time of its pervasive use. The principle composition of serpentine stone is hydrous magnesium silicate. In an article written by Robert M. Powers, the physical properties of serpentine stone listed were: fibrous, porous, and highly absorptive.<sup>8</sup> Serpentine stone is not a durable exterior surface because it deteriorates rapidly with the introduction of water, sulphuric acid, sulphurous acids and

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<sup>7</sup> Robert M. Powers, "Substitute Materials: Replacing Deteriorated Serpentine Stone with Pre-Cast Concrete," *Preservation Tech Notes, Masonry*, Number 1 (April 1986):2.

<sup>8</sup> Ibid.



carbon dioxide dissolved in rainwater. The conditions observed at Nineteenth Street Baptist Church are typical findings of buildings with serpentine stone exterior features.<sup>9</sup>

This element's repair is by no means the totality of the repairs necessitated. The cosmetic aspect of the exterior finish is not the highest prioritized condition to consider when assessing the serpentine stone. The repair of the stone is highly prioritized because it is currently acting as a retaining wall for the rubble infill of the structures. Without the veneer, the buildings will collapse; gone un-repaired the buildings are in eminent danger of collapse. The repair of the serpentine stone is not like other masonry materials. Suffering considerable irreversible damage due to its composition, and because of inappropriate application procedures used to adhere stucco to the masonry surface, the serpentine stone requires significant intervention for its reinforcement.

The exterior veneer of the structures requires a replacement material. Consolidation of the serpentine stone will not be repair enough to continue its life as an exterior surface. The replacement material cannot be in kind, as stated as the next preference by the *Secretary of the Interior's Standards*. Serpentine stone is no longer readily, or economically available in quantities enough to restore an entire building, and it would be negligent of a professional to permit the installation of the stone knowing its deficiencies. The alternative is to install a replacement material that will be sympathetic, without

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<sup>9</sup> Refer to Condition Survey in appendix.





compromising the character of the building.<sup>10</sup> In addition to safeguarding the building's character, material expense will be a factor in determining a suitable alternative.

The National Park Service published a *Preservation Tech Notes* addressing the specific case of replacing serpentine stone. The irony is that the National Park Service chose to highlight the project at Six Logan Circle in Washington, D.C., which does not strictly comply with the *Secretary of Interior's Standards*.<sup>11</sup> The project involved removing historic material and replacing it with another material, which is irreversible. The replacement material chosen in the model was customized pre-cast concrete.<sup>12</sup> This programmatic decision is very costly, making it an impractical option for the Nineteenth Street Baptist Church.

The property illustrated in the *Preservation Tech Notes* was eligible for the full value of the federal tax credit because it was a commercial property. Never mentioned in the article, was whether the property owners made use of the available federal tax credit that would have facilitated such a costly expenditure on the replacement of the serpentine stone. The character of the Nineteenth Street Baptist Church would be served well by the quality of the restoration work done on Six Logan Circle, however without benefit of the full value of the federal tax credit for preservation projects, a less expense alternative must be utilized.

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<sup>10</sup> Refer to Cost Estimate Table of Alternative Materials in the appendix.

<sup>11</sup>“Substitute Materials: Replacing Deteriorated Serpentine Stone with Pre-Cast Concrete,” *Preservation Tech Notes, Masonry*, Number 1: 1.

<sup>12</sup>*ibid*: 2.



The difficulty in finding a more economically viable replacement material is in part due to the lack of research available on suitable alternative materials to historic building materials. The National Park Service spends funds highlighting preservation projects with substantial capital means, and very little effort towards identifying successful preservation projects with limited budgets. As a result, information or guidelines regarding building materials that can serve as suitable substitutes to historic materials, that are inaccessible due to cost, is scarce. This lack of information then becomes an obstacle for preservation project managers who need to plan for the use of alternative materials, while also attempting to uphold the spirit of the *Secretary of the Interior's Standards*. In this particular circumstance, it is up to the professional to make programmatic decisions based on their professional ethics and interpretation of the standards.

In *Preservation Brief 16*, “The Use of Substitute Materials on Historic Building Exteriors,” general guidelines are given for choosing substitute materials, leaving much room for interpretation:

In limited circumstances substitute materials that imitate historic materials may be used if the appearance and properties of the historic materials can be matched closely and no damage to the remaining historic fabric will result.<sup>13</sup>

This statement puts the onus on the project planner to extrapolate what will be acceptable to preservation officers reviewing the plans. The ethical quandary for the project planner

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<sup>13</sup>Sharon C. Park, AIA, “The Use of Substitute Materials on Historic Building Exteriors,” *Preservation Briefs 16*, Technical Preservation Services, Heritage Preservation Services Division of the National Park Service.



exists within the availability of materials engineered to replicate the appearance of historic materials, and how far can one go in creating a false appearance of a material. The project planner then too has to take into account the needs and abilities of their client, which are often grounded in the finances of the project.

The second strategy for deferring cost, deals with interpreting the structures and determining if all parts of the structures are equally significant. If they are not of equal significance, is it then justifiable to concentrate more effort and money in replicating those parts that are more significant, as oppose to those parts that are not character defining? Architectural design is partially the grounds for the significance of these structures. It would seem that this type of significance would mean that all exterior facades would rate equally, however, this is not the case. The front, or westward exposure, of the structures and the northward exposure of the sanctuary, fronting on Titan Street, warrant considerable priority due to their high visibility. The others are less visible, or almost entirely obscured by other structures.

The recommendations in the restoration program include the two facades with high visibility be treated in a manner different than the other less visible facades. The walls facing Titan Street and Nineteenth Street are to receive a treatment that is sensitive to imitating the physical qualities and character of the original exterior material of serpentine stone, such as, cast stone or glass fiber reinforced concrete panels (GFRC). The recommendation for the less visible exposures is a conservatively priced treatment



that may not replicate the details of the original stone as closely as the treatment for the highly visible exposures, such as stucco.

This general recommendation is justifiable within the standards because the exposures are not as significant in defining the architectural character of the structure. The original exterior material of the southward exposure on Fellowship Hall has been determined to be brick rather than serpentine stone. Additionally, Fellowship Hall and the sanctuary were not always a single structure. When the two were connected, some exterior spaces became interior spaces. This alteration has changed the level of significance of these particular spaces and their visibility. For these spaces, the decision to use alternative materials that are not as detailed to imitate the serpentine stone may be justifiable.

This strategy again is dependent upon various interpretations of the standards. Stated in *Preservation Brief* 16, alternative materials need only to "...match the appearance and general properties of the historic materials..." which again leaves a great deal of latitude for interpretation. Neither the standards, nor the guidelines offer a way of quantifying the quality of replication of a historic material. Essentially, the Secretary of Interior leaves the decision of what is a suitable alternative material to the discretion of the local commission, and the state and federal preservation officers that must review the plans for alterations and additions.

This too is problematic, because findings may vary on a case-by-case basis. During a lecture at the University of Pennsylvania, David Hollenberg, A.I.A, of the National Park





Service, recognized the obstacle of varying interpretations of the standards when review is required of a project proposal by multiple agencies. The specific case cited to illustrate this point was a hotel named The Congress, in Cape May, New Jersey. The project proposal required review and approval by an officer of the New Jersey State agency, as well as the approval from a National Park Service officer. These officers had different interpretations of the standards, and whether the project proposal was in accordance with them. The different interpretations of the standards resulted in contradicting decisions on the same review.<sup>14</sup>

The aforementioned example supports the theory that the standards are not easy to comply with in some cases. The interpretation of the standards may determine compliance. Flexibility is the intention of the standards, allowing them to be applicable to various preservation related projects. Although not explicitly stated, it is possible that the flexibility of these standards came from the general faith the creators had in the ethics and professionalism of preservationists planning projects.

The question for this project and others that are comparable, is how flexible are the standards, and can they adequately be applied to projects that have special financial constraints? If the economics of a preservation project do not play a role in the interpretation of the standards then does that not exclude some historically significant structures from being saved? If this is the case, then perhaps, the currently existing standards have outlived their usefulness, making it time for the creation of new policies

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<sup>14</sup> David Hollenberg's lecture, "The Role of the SHPO," was given on September 29, 2000, at the University of Pennsylvania as part of the Preservation through Public Policy Fall Seminar.



that are more suited for the diversity of preservation projects today. The field of preservation, the deeper understanding of what preservation means to a community, and the scope of preservation projects have evolved substantially in a very brief time. Logically, the standards and guidelines require alteration and enhancement to better address the broadening scope of preservation.



## **Chapter Five**

### **Financing**

The focus of this chapter is identifying various options to counteract the substantial expense required in the preservation of large historically and architecturally significant properties owned by non-profit institutions. The information compiled in this chapter largely comes from looking at how other religious property owners were successful in their efforts of preservation without the availability of large amounts money.

Additionally, the discussion in this chapter includes viable future options that may become available to non-profit institutions.

Planning the financing of a large-scale preservation project can be an overwhelming undertaking, especially when an institution has little, to no capital available to invest in the project. In the case of the Nineteenth Street Baptist Church, and other non-profit institutions providing social services to the community at large, it is difficult to rationalize diverting funds from community outreach efforts, and rerouting those funds into the preservation of their historically significant structures. The congregation of Nineteenth Street Baptist Church recognizes the contribution their structures make to the physical history of the city of Philadelphia, and takes their role as a steward seriously. In the bigger picture, the mission of the congregation to serve the community is higher a priority. Considering the congregation's mission creates the necessity to identify a financing strategy that can contribute to the congregation's mission of community support.



## **Options Currently Available for Financing Restoration Projects**

For many religious institutions, the logical first method of generating the necessary funds for a large-scale restoration is to organize a capital campaign conducted within the congregation. The expectation of internal capital campaigns for the preservation of the Nineteenth Street Baptist is that they will not yield enough money for the entire project. The congregation, not unlike many urban religious institutions, does not have a large membership due to a population shift out of the city. Mrs. Walker estimated that the congregation consisted of one hundred-fifty members, sixty percent of which are from the Philadelphia area. The congregants are not wealthy, but give what they can to keep the church functioning.<sup>1</sup> These reasons create the need to look for other means of financing the project.

While there are many grant and lending opportunities available for preservation related projects, a great number of them are not applicable for religious institutions. Many of the grants offered by corporations and charitable trusts have restrictions on who is eligible for receiving them. In many instances, the granting institutions will not give directly to individual projects, but rather they will fund another organization that may have a direct grant program. Philadelphia formerly had the Historic Religious Properties Program, a branch of the Greater Philadelphia Preservation Alliance. Financial support for this program came from donations from the Pew Charitable Trusts, the William Penn Foundation, and a number of other grant making foundations and trusts.<sup>2</sup> The services provided by the program included structural surveys, technical advice, repair

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<sup>1</sup> Interview with Barbara Walker, Nineteenth Street Baptist Church, September 20, 2000.

<sup>2</sup> "Programs," *Preserving Pennsylvania*, volume 7 number 4 (1994): 4.





recommendations, advice on hiring preservation professionals for projects, publication of a newsletter highlighting local religious property restorations, and grants for preservation related projects. This program made it possible for many religious properties to get necessary repairs. The program no longer exists, creating a great deficit for religious properties in Philadelphia.

There are grants that the Nineteenth Street Baptist Church are eligible for, and have received. The three grants the church has most recently received have come from the Commonwealth of Pennsylvania. The first two came from an emergency stabilization fund. The two projects facilitated with this money were the replacement of a furnace, and the demolition of the unsound portions of the 1882 addition. The church can apply for additional emergency grant money offered through the Conservation Center for Art and Historic Artifacts, funded by the William Penn Foundation.<sup>3</sup> The church is also the recipient of the Keystone Historic Preservation Grant. This grant requires the church to have available cash matching the amount received from the grant. The church is eligible for receiving this grant only once in a twelve-month period.<sup>4</sup> This condition of the grant further supports the idea of phasing the restoration work of the church over a number of years, allowing the church to reapply on yearly basis.

The church can also make use of the federal tax credit intended for commercial properties. In order for the church to receive money from this resource it would be

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<sup>3</sup> "In Case of Emergency," *Preservation Matters*, March-April 1997: 4.

<sup>4</sup> Commonwealth of Pennsylvania, Pennsylvania Historical and Museum Commission, "Grant Programs of the Pennsylvania Historical and Museum Commission 1999-2001: Guidelines for Applicants," (1998): 9.



necessary for the church to sell the tax credit to a commercial property owner who would in turn reimburse the church in the form of cash rather than a tax credit.<sup>5</sup> The problem with utilizing this option is that it requires the involvement of accountants, lawyers and a willing commercial property owner to purchase the tax credit. Additionally, the church would not receive the full value of the credit, as a portion would go to the fees accrued by procuring the professionals who aid in the receipt of the credit. It is a complex maneuver to circumvent the stipulation that only commercial properties are eligible for the federal tax credits provided for certified preservation projects.<sup>6</sup>

There are existing alternatives that could help Nineteenth Street Baptist Church make a restoration project a reality. Some of these alternative opportunities are unconventional, but have worked to the benefit of other institutions with limited money to invest in preservation projects.

Public relations is an important tool that should be utilized by religious institutions seeking funding for preservation. The Nineteenth Street Baptist Church can reap great benefits from letting the public know about its plans for restoration on a multitude of levels. By generating public interest in the church and its services, the church can open itself up to the possibility of outside donations both in the form of money and members of the community interested in volunteering their expertise in building trades or fundraising techniques.

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<sup>5</sup> This information was derived from a conversation with Thomas M. Sheehan, J.D., LL.M., and February 23, 2001.

<sup>6</sup> This information was derived from a conversation with Samuel Y. Harris, P.E., A.I.A., Esq., February 23, 2001.



The forums for this type publicity are plentiful. A Mount Laurel, New Jersey church spread the news of their intended restoration program of its meeting house, chapel and churchyard through newspapers. The Jacobs Chapel A.M.E. Church was the focus of a *Philadelphia Inquirer* article by Melanie D. Scott, when it did not receive a grant from the New Jersey Historic Trust Site Management Grant Fund. The brief article described the history of the church, making the community aware of the property's significance.<sup>7</sup> Local newspapers are a good way of disseminating information about the church, but there are also preservation and architecture related newsletters published locally and nationally that spotlight specific preservation projects like, *Preservation Pennsylvania*, *The Philadelphia Architect* or *Historic Preservation Forum News*.

The Nineteenth Street Baptist Church has already demonstrated its ability to produce such information briefs in its pamphlet from the 1980s, soliciting donations for a large-scale construction campaign. The type of information that would be essential to include would be the congregation's mission, the outreach services that the church currently provides to its surrounding community, the congregation's history, the structure's history, and details of the plan for restoration. Two aspects important to convey to the greater public, is the threat the physical condition poses to the church's ability to continuously offer services, and the point that these structures have been deemed as significant examples of architectural design. Particularly in Philadelphia, there is a great interest in one of the architects responsible for the design of the structures, Frank Furness. The

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<sup>7</sup> Melanie B. Scott, "Historic Church Loses on Preservation Grant: A Mount Laurel Church Seeks to Preserve a Stop on the Underground Railroad. But Funding Was Competitive," *Philadelphia Inquirer*, September 15, 2000: B15.



interest in Furness stems from his contributions to the foundations of Modernism in the United States. This has created a great desire to preserve existing examples of his work, especially as the available number to study and appreciate diminishes. The congregation already has all of the necessary information that would be important to include, which absolves it from having to spend any further money on research.

Looking at how other religious institutions have created solutions to their financial inability to maintain and preserve their historically significant structures can shed light on other creative initiatives. For example, three Philadelphia churches created an interfaith coalition to help save their buildings. The First Baptist Church of Philadelphia, the First Unitarian Church, and St. Mark's Episcopal Church suffered the same realities other urban religious institutions have with decreasing membership, increasing outreach efforts to answer the community's needs, and aging buildings requiring costly repairs. The churches made fledgling attempts independently to save their buildings, and in the process realized that a cooperative effort would better serve the needs of all three churches. This initiative has been publicized in local newspapers and newsletters, as well as the coalition's own informative pamphlet.<sup>8</sup>

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<sup>8</sup> "Rittenhouse Coalition for the Restoration of Sacred Places," Partners for Sacred Places, Philadelphia, PA, Vertical Files.

Peter Dorbin, "Churches United in Preserving Buildings," *Philadelphia Inquirer*, January 30, 1994: H1.  
Jonathan Diamond, "Churches Help Each Other Raise Building Repair Funds," *Philadelphia Business Journal*, January 14-20, 1991: Section 2.

Richard H. Wolfson, A.I.A., "A Window on Architects: The Rittenhouse Coalition," *The Philadelphia Architect*, February 1994.

Lyn Shepard, "Coalition Helps Preserve Our Churches," *The Center City Sentinel*, volume 2, number 4, December 1991: 1-2.





If the Nineteenth Street Baptist Church were to be involved in a coalition of this type it could benefit from the shared resources, while at the same time allowing it to be involved in a united front that could more efficiently answer the community's needs in its outreach efforts. Because some restoration projects require the closing off of spaces within the structure so that contractors can work more efficiently and for safety purposes, a coalition could help with sharing spaces so that religious institutions do not need to discontinue regular programs during construction and restoration projects.

An interfaith coalition also makes religious institutions involved eligible for additional grant opportunities. In an interfaith coalition, there is no promotion of a particular religious belief; instead, the focus is on a secular objective. This secular objective allows the coalition to be eligible for grants unavailable to individual churches. Additionally, a coalition based on the objective of maintaining historic religious structures within a neighborhood, like the Rittenhouse Coalition, would have positive ramifications for the quality of life within the neighborhood.

Other religious institutions like the St. Simon the Cyrenian Episcopal Church and Old First Reformed Church of Philadelphia took advantage of a program already established that helped decrease the cost of restoration. Both of these churches utilized the services of the formerly active PHILACOR, the service and manufacturing branch of the Philadelphia Prison System. In 1933, establishment of the program provided training to inmates in trade skills, giving them the ability to serve the community while



incarcerated.<sup>9</sup> Because the inmates are not paid contractors, the fee for services is significantly less than the average contractor. The work done at Old First Reformed Church included repairs and restoration of the church's historic windows which was done off-site, and repainting and repairing of the church's exterior woodwork.<sup>10</sup> PHILACOR restored and repaired sixty of St. Simon's original pews.<sup>11</sup> Aside from the financial benefit religious institutions stand to gain by using such a program, there is the intangible benefit of allowing inmates the opportunity to give to the community and to receive training that will give them a skill set for when they return to society.<sup>12</sup>

The Cathedral of St. John the Divine, in New York, took another route in its continued construction campaign. The construction of the cathedral began in 1892, and continued for a century. In 1976, a stone cutting and carving apprentice program was born on the construction site. The program grew out of the need for skilled stone cutters to finish the ambitious masonry design and the availability of a captured audience, kids from the Harlem neighborhood interested in taking part in creating history and learning a skill. The "Stoneyard" apprentice program utilized the skills and patience of the professional stone carvers and cutters who had been working on the cathedral construction. In a 1988 newsletter, *Cathedral*, it was explained that not only had these young apprentices contributed to the construction of St. John's, but they had become skilled artisans whose services were in high demand on other local masonry preservation projects such as, the

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<sup>9</sup> J. Randall Cotton, "Prison Industries Lowers Cost of Restoration," *Inspired*, volume 8, number 4, Winter 1994: 8.

<sup>10</sup> *Ibid.*

<sup>11</sup> *Ibid.*

<sup>12</sup> *Ibid.*



Soldiers and Sailors Monument, Fifth Avenue Presbyterian Church, and numerous others.<sup>13</sup>

The Nineteenth Street Baptist Church and other religious institutions could benefit from such apprentice programs, as well as their surrounding community. This type of program requires volunteers willing to share their knowledge and skills with others. By calling on members of the congregation and people within the community, and asking them to take part in a program like this, the benefit is two fold. First, is the establishment of an activity that can educate and engage adolescents in the community, and second, another opportunity to reduce the cost of restoration is created by using volunteers. A program like this would be more beneficial sponsored by an interfaith coalition like mentioned earlier. Offered by a coalition, the program would have a larger number of people to serve, and to service. Represented would be a larger variety of skills, and with more advisors, more adolescents would be eligible to take part. The availability of a team of experienced volunteers that could help with the maintenance and regular repairs required by the religious properties would be another advantage of the program.

A neighborhood apprentice program has much to offer to the community at large. The youth of the community would be receiving valuable training that could help them get summer jobs, or may just be an eye-opening experience that ordinarily would not be available. Additionally, parlaying this program into a larger community outreach service would allow the youth to give back to their community. The members of the program

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<sup>13</sup> Jane Churchman, "Building...Restoring...And Training," *Cathedral*, volume 3, number 4, September 1988: 4-5.



could perform basic repair work within the community for residents who otherwise would not be able to do so either physically, or financially. This type of cooperative effort promotes pride in a community making the residents united.

There are many opportunities beyond capital campaigns and grants that Nineteenth Street Baptist Church and other religious institutions have available to them. It is true that the financial support for preservation related projects on religious properties is not equal to that of other type structures and sites. Banks view religious institutions as an investment risk, for this reason, rarely are loans given to religious institutions for preservation projects. The federal government is limited in what it can offer to religious institutions because they are exempt from federal taxes, and because of the legal separation of church and state. State agencies seem more financially supportive, but they too have limits to what they can offer religious institutions. Private grant making institutions generally prefer to give to other non-profit organizations, or projects non-religiously affiliated.

The forecast looks bleak for religious institutions seeking financial aid for the preservation of their historically significant structures; however, there is the possibility of an opportunity presenting itself in the future. This opportunity may come from the opening of competition for federal grants to faith-based and community initiatives.





## **Future Opportunities for Financing Restoration Projects**

Recently introduced by the President of the United States, George W. Bush, was a controversial initiative that if actualized could mean new opportunities for the financial aid of non-profit institutions providing support services to their communities. President Bush signed two executive orders on January 29, 2001, intended to promote the cooperation between the federal government and providers of religious services. The first of the two was the order to create the White House Office on Faith-Based and Community Initiatives, the second was an order for five Cabinet-level agencies to create similar offices.<sup>14</sup> The initiative seeks to open the competition for federal tax money in the form of grants to faith-based and community efforts providing social welfare services.<sup>15</sup> The ideas behind the initiative are not new, they were central in the 1996, welfare law provision of “charitable choice,” sponsored by the current U.S. Attorney General John Ashcroft, formerly a U.S. Senator from Missouri.<sup>16</sup>

Dr. John Dilulio, professor of Political Science at the University of Pennsylvania, was appointed in January 2001, to head the White House Office on Faith-Based and Community Initiatives. The objective of the initiative has no intent of eradicating the government offered social services, but rather it seeks to support those grass-roots efforts that have been supplementing the government programs. If this initiative is passed by

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<sup>14</sup> “God and Government,”

[http://abcsources.starwave.com/sections/politics/DailyNews/Bush\\_faith010129.html](http://abcsources.starwave.com/sections/politics/DailyNews/Bush_faith010129.html), January 29, 2001.

<sup>15</sup> John King, Kelly Wallace, and Ian Christopher McCaleb, “Bush Signs Order Opening ‘Faith-based’ Charity Office for Business,” *CNN* web posting,

<http://www.cnn.com/2001/ALLPOLITICS/stories/01/29/bush.faithbased.01/index.html>, January 29, 2001.

<sup>16</sup> Howard Fineman, “The Gospel of St. John,” *Newsweek*, June 1, 1998: 29.



Congress, then religious institutions such as the Nineteenth Street Baptist Church would be eligible to apply for grants to support their services offered to the community.

The benefits derived from the opening of competition for the federal grants are twofold. The first benefit would be the immediate influx of money to help create and enhance services offered. Depending on the grant applied for and received, the institutions will have the ability to allocate the funds where necessary. In the specific example of the Nineteenth Street Baptist Church, if they applied and received a grant to facilitate their food pantry program, that feeds the needy in the neighborhood, a portion of that grant could go towards the construction of a new kitchen within the complex. Additionally, the church's money currently being spent on the expenses accrued by these services could be allocated for other purposes. The second benefit of this initiative has to do with its affect on private grant giving institutions, whether they are non-profit organizations or corporations. By the government recognizing the indispensable role of urban religious institutions in providing social services, it may be possible that private grant giving institutions will not as hastily deny these religious institutions the eligibility to apply for their grants.<sup>17</sup>

President Bush's executive order instructed five federal level Cabinet agencies to organize a Faith-Based and Community Initiative office:

- Health and Human Services
- Housing and Urban Development
- Labor

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<sup>17</sup> Derived from an interview with Dr. Ram A. Cnaan, April 20, 2001.



- Justice
- Education

Not included in the order was the Department of Interior; however, the preservation of the physical history of the United States is a service provided to the greater community. If the Department of Interior was included in the initiative, religious institutions would then be allowed to apply for grants available for the purpose of preserving historically significant properties, when, and if Congress approves the initiative.

Religious institutions need to create their own opportunities to provided financing for preservation by looking at what has worked for the repair and restoration of other religious properties. It also may be time for religious institutions of all faiths to realize that a combined effort at maintaining these historically significant properties may be the most effective approach. The *Philadelphia Business Journal* article on the Rittenhouse Coalition, mentioned that the Coalition had invited twenty-five other Center City religious institutions to take part in this effort.<sup>18</sup> None of the twenty-five joined, leaving just the three churches.

It is unfortunate that these other twenty-five religious institutions did not realize the power a coalition of that size could have in improving the state of their community. A coalition of that size, although it would present administrative complexity, could efficiently and effectively help individual institutions provide better for themselves and their properties. A cooperative interfaith coalition would help bring attention to the services religious institutions provide to the community. Additionally, it would inform

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<sup>18</sup> “Churches Help Each Other Raise Building Repair Funds”: Section 2.



people of the financial realities and challenges that religious institutions face, and the important role they take on by providing secular services to the community.

Although, there are factions within the religious institution community weary of federal involvement in their activities, potentially, the Faith-Based and Community Initiative could provide substantial support for all religious institutions. The initiative, would make funds equally available, to supplement compassionate efforts for social services, if implemented as purely as it has been conceived by President Bush.





## **Chapter Six**

### **Conclusion**

This chapter highlights the findings derived from the research conducted, as well as the final analysis of whether preservation of the Nineteenth Street Baptist Church is possible.

This thesis seeks to determine whether preservation is accessible for historically significant structures owned by religious institutions in the impoverished neighborhoods of urban centers, by studying the specific situation of the Nineteenth Street Baptist Church. The Nineteenth Street Baptist Church is an example of an architecturally significant religious property suffering from an advanced rate of deterioration. The repair and restoration of the church's structures is necessary in order to continue their use, and to preserve their physical contribution to the architectural history of Philadelphia. The body of this work illustrates the history of the buildings and their use; the current condition of those buildings; various programmatic strategies that can lessen the financial burden of preservation to the institution; and financial opportunities that may contribute to making preservation possible for the structures of the Nineteenth Street Baptist Church.

Chapter Two, Methodology, explains the ways in which the subtopics of this thesis were researched in order to answer the central question of which the thesis is based. The methodology seeks to outline a process model that can be reproduced for the purpose of studying other churches in comparable situations to the Nineteenth Street Baptist Church.



Chapter Three illustrates the background history and the physical history of the structures located at 1249-1253 South Nineteenth Street, through primary documentation research which included: church records, insurance policies, public records, newspaper articles, building assessments and laboratory analyses. The availability of pertinent secondary sources was limited. The research facilitated the development of a chronological physical history of the buildings. The research supports that the Nineteenth Street Baptist Church is a significant part of Philadelphia's history, as a physical icon of architectural design, and historically a contributor of social outreach to the community. The use of this information may determine future decisions regarding the extent to which the buildings are preserved.

Various programmatic strategies were developed and tested in the production of this body of work. The two highlighted in Chapter Four, were the use of a modern replacement materials to replicate the appearance of the serpentine stone on the exteriors of the buildings, and the use of different finish treatments on the exteriors of the buildings depending on the level of visibility of each façade. In an ideal situation, the necessity of these options would be obsolete; however, this is not an ideal situation. The intent in illustrating these examples was to represent how building material choices can reduce the cost of restoration.

In the executive summary produced by Samuel Y. Harris, P.E., A.I.A, Esq., for the church, further programmatic recommendations such as, demolition of complicated



roofing joints, were made that also would have an affect on the cost of restoration. While these recommendations seek to simplify the buildings while reducing overall project cost, they would not be associated with an elite restoration for the purpose of preservation. The intent of these recommendations is to recognize the financial capability of the church, and provide ways they can reasonable preserve aspects of the architectural significance of their structures.

To supplement the programmatic decisions recommended in Chapter Four, Chapter Five concentrates on how the Nineteenth Street Baptist Church can actively create opportunities for financing the preservation of their buildings. Unfortunately, there exists no single cure for the financial ills of impoverished urban religious institutions; however, learning through the experiences of other similarly situated institutions can present opportunities previously unrecognized.

An important aspect to creating a financing strategy that focuses on external support is recognizing what the institution contributes to the greater community. Dissemination of this information to the greater population generates interest because the focus has been shifted to how the community is impacted by the services and contributions provided by the institution. For example, making the public aware that another Frank Furness building in Philadelphia is threatened will awaken the interest of those who have studied architecture, or who are interested in the preservation of important historic fabric. The content of the information should be determined by whom the institution is trying to reach.



Chapter Five also contains a discussion on potential opportunities of financing through the federal government initiative to support faith-based institutions providing social services to the community. The Nineteenth Street Baptist Church is a religious institution that has throughout its history made substantial efforts to reach out to its surrounding community by offering services such as, free childcare to neighbors who are not necessarily members of the congregation, food to the hungry, and computer facilities to those without the necessary hardware. The provision of these services makes the church eligible to compete for federal grants. When and if, the competition for federal grants is opened to faith-based institutions, the church can make use of these to facilitate their community efforts. Additionally, some federal grants provide funding for the improvement of spaces utilized for community service purposes. The potential of this opportunity could entirely change the current situation of the Nineteenth Street Baptist Church.

The question now is whether a complete preservation of all aspects of the significant architectural design is accessible to the Nineteenth Street Baptist Church. Without substantial outside financial support, it does not appear as though there are enough available opportunities for the Nineteenth Street Baptist Church to completely preserve the architectural character of their structures. This particular situation is complex, in that it may be possible for the church to afford limited preservation of some aspects of the significant design, and remodeling costs that would suffice for the repair of the buildings. This would allow for the continued use of the buildings. Although, it is highly probable





that some forms of outside funding will be contingent upon the complete restoration of the buildings with the purpose of preserving their architectural significance.

In the future, opportunities may present themselves that would change this determination. The difficulty remains that while certain programmatic decisions will decrease the cost of the work necessary to stabilize the structures of the Nineteenth Street Baptist Church, those decisions will only allow for certain aspects of the buildings to be preserved. Many of the methods identified with the intention to aid in financing the restoration project will not realize immediate benefits, but over time may come to do so.

This thesis concludes that the current construct of historic preservation in the United States is not democratically accessible to all types of historically significant properties. Principally, the belief in the United States is that preservation should be a privately funded initiative, except for properties owned by the federal government. Some private preservation initiatives do receive aid from the government, and are eligible to receive additional private aid from grant lending institutions. Religious institutions in impoverished urban neighborhoods, currently, do not have sufficient or equal support for the preservation of their historically significant structures.



## **Appendices**



Call called, May 4, 1911

Policy No. 8017

Entered Page No.

SURVEY No.

Margaretta St. Lewis'  
Church Building  
at E. Va. 19<sup>th</sup> & Vinton Street

Inspected Nov 27, 1911.

SUM } 5,000 at 1% per ct. \$ 200  
INSURED }

Policy and Incidental Expenses, } \$ 3

Dolls. 203

Philadelphia, Apr 11 1915

Survey approved—Received Policy.

*[Handwritten signatures]*



## Appendix 1

DUPLICATE COPY TO BE SIGNED AND RETURNED TO OFFICE OF THE COMPANY

### THE MUTUAL ASSURANCE COMPANY FOR INSURING HOUSES FROM LOSS BY FIRE

DATE 10-21-1940 POLICY NO. 8017 ASSURED. RECTOR, CHURCH WARDENS & VESTRY OF  
ST. PETER'S CHURCH OF PHILA., TRUSTEES

THE SEVERAL CLAUSES SET OUT BELOW ARE HEREBY INCORPORATED INTO AND MADE A PART OF THIS POLICY; IN ALL OTHER RESPECTS THE POLICY REMAINING UNCHANGED.

#### 1. PERMISSIONS GRANTED

**OTHER INSURANCE.** Permission is hereby granted for other insurance without notice until required.

**WORK AND MATERIALS CLAUSE.** Permission is hereby granted for such use of the premises as is usual and incidental to the occupancy herein described and to keep and use all such appliances, devices, articles and materials, including such materials as are prohibited by the printed conditions of this policy, in such quantities as are usual and incidental to such occupancy, provided, however, that the foregoing permission shall not be construed to permit the storage of gasoline, motor vehicles, and is granted subject to the conditions of any automobile warranty which may be attached to this policy.

**MISCELLANEOUS.** Permission is also granted without further notice for the building hereby insured to remain unoccupied or vacant; to use electric current; to use fuel oil for heating; and to make such alterations, additions and repairs as do not increase the hazard, and this policy to cover thereon.

#### 2. CONDITION OF BUILDING

If the building described herein become untenable, ~~or if the building or any part thereof fall except as the result of fire, then the insurance under this policy shall immediately cease.~~ <sup>by reason of neglect of the Assured.</sup>

#### 3. ACTS OF WAR, EXPLOSION

This policy does not insure against loss caused directly or indirectly by Acts of War, Invasion, Insurrection, Riot, Civil War or Commotion, or military or usurped power, or by order of any Civil Authority other than as provided under Item 4 below; or losses caused by explosion, ~~unless fire ensues, & in that event for the damage by fire only.~~

#### 4. ACTS OF CIVIL AUTHORITY

This policy covers direct loss and damage to the described property caused by acts of destruction executed by order of duly constituted civil authority during a conflagration to retard the spread thereof, provided, however, the conflagration is not caused directly or indirectly by or incident to: war, invasion or other warlike operations (whether war be declared or not); riot, insurrection, or civil commotion; military or usurped power; subject, moreover, to all the other terms and conditions of this policy. This Company shall not be liable, however, for more than the amount for which it would have been liable had the loss been caused by fire.

#### 5. APPORTIONMENT OF LOSS

This company shall not be liable for a greater proportion of any loss under this policy than the amount hereby insured shall bear to the whole insurance whether valid or not, and whether collectible or not.

#### 6. LIGHTNING

1. Except as hereinafter provided, this policy also covers direct loss or damage to the property described in this policy caused by lightning (meaning thereby the commonly accepted use of the term "Lightning" and in no case to include loss or damage caused by cyclone, tornado or windstorm) whether fire ensues or not.

2. If electrical appliances or devices of any kind are covered under this policy, this company shall not be liable for any electrical injury or disturbance to the said electrical appliances or devices, whether from artificial or natural causes unless fire ensues, but if fire does ensue, then, in consideration of the rate of premium at which this policy is written, this company shall be liable for its proportion of loss or damage caused by such ensuing fire.

3. It is also a condition of this policy that if there be other fire insurance upon the property covered, this company shall be liable only for such proportion of any direct loss or damage caused by fire or by lightning as the amount of this policy bears to the whole amount of fire insurance applying, whether such other insurance contains a similar clause or not.

4. The liability of this company for any or all of the hazards covered under this policy shall not exceed the amount stated in this policy and except as specified herein shall be subject to all of the terms and conditions of this policy.





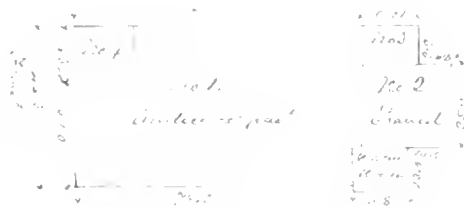
## Appendix 1

Thomas is the brother of David, a laborer at the Methodist Church of the Holy Comforters, situated on the north east corner of  
 Thirteenth and Third streets.

The Limericked to use these facts

[illegible][illegible]

no 4. is the top of a beam, a door & blind window at before. The roof of all the buildings  
are slate, the gutters & windows are painted blue blacken & the gables & doors  
in the colors.



INSPECTED NOV 24 1911 THIS BUILDING REMAINS AS PER SURVEY.

Walter Fryday

SURVEYOR



Cancelled May 4, 1913

Policy No. 8018

Entered Page

No.

SURVEY No.

Margaretta, St. Lewis  
School Building  
19<sup>th</sup> Street, below, Titus St.

Inspected Nov 27, 1911.

SUM } 2,500 at 3 per ct. \$ 75  
INSURED }

Policy and Incidental Expenses, }  
\$ 3

Dolls. 78

Philadelphia. Apr 21<sup>st</sup> 1875

Survey approved—Received Policy.

*[Handwritten signatures]*



## Appendix 1

DUPLICATE COPY TO BE SIGNED AND RETURNED TO OFFICE OF THE COMPANY

### THE MUTUAL ASSURANCE COMPANY FOR INSURING HOUSES FROM LOSS BY FIRE

DATE 10-21-1940 POLICY NO 8018 ASSURED RECTOR, CHURCH WARDENS & VESTRY OF  
ST. PETER'S CHURCH OF PHILA., TRUSTEES

THE SEVERAL CLAUSES SET OUT BELOW ARE HEREBY INCORPORATED INTO AND MADE A  
PART OF THIS POLICY; IN ALL OTHER RESPECTS THE POLICY REMAINING UNCHANGED

#### 1. PERMISSIONS GRANTED

OTHER INSURANCE. Permission is hereby granted for other insurance without notice until required.

WORK AND MATERIALS CLAUSE. Permission is hereby granted for such use of the premises as is usual and incidental to the occupancy herein described and to keep and use all such appliances, devices, articles and materials, including such materials as are prohibited by the printed conditions of this policy, in such quantities as are usual and incidental to such occupancy, provided, however, that the foregoing permission shall not be construed to permit the storage of gasoline motor vehicles, and is granted subject to the conditions of any automobile warranty which may be attached to this policy.

MISCELLANEOUS. Permission is also granted without further notice for the building hereby insured to remain unoccupied or vacant; to use electric current; to use fuel oil for heating; and to make such alterations, additions and repairs as do not increase the hazard, and this policy to cover thereon.

#### 2. CONDITION OF BUILDING

If the building described herein becomes untenable for reason of neglect of the Assured, or if the building or any part thereof fail except as the result of fire, then the insurance under this policy shall immediately cease.

#### 3. ACTS OF WAR, EXPLOSION

This policy does not insure against loss caused directly or indirectly by Acts of War, invasion, Insurrection, Riot, Civil War or Commotion, or military or usurped power, or by order of any Civil Authority other than as provided under Item 4 below; or losses caused by explosion, unless fire ensues, & in that event for the damage by fire or

#### 4. ACTS OF CIVIL AUTHORITY

This policy covers direct loss and damage to the described property caused by acts of destruction executed by order of duly constituted civil authority during a conflagration to retard the spread thereof, provided, however, the conflagration is not caused directly or indirectly by or incident to: war, invasion or other warlike operations (whether war be declared or not); riot, insurrection, or civil commotion; military or usurped power; subject, moreover, to all the other terms and conditions had the loss been caused by fire.

#### 5. APPORTIONMENT OF LOSS

This company shall not be liable for a greater proportion of any loss under this policy than the amount hereby insured shall bear to the whole insurance whether valid or not, and whether collectible or not.

#### 6. LIGHTNING

1. Except as hereinafter provided, this policy also covers direct loss or damage to the property described in this policy caused by lightning (meaning thereby the immediately and sole use of the term "Lightning" and not intended to include loss or damage caused by cyclone, tornado or windstorm) whether fire ensues or not.

2. If electrical appliances or devices of any kind are covered under this policy, this company shall not be liable for any electrical injury or disturbance to the said electrical appliances or devices, whether from electrical fire or other causes unless fire ensues, but if fire does ensue then, in consideration of the rate of premium at which this policy is written, this company shall be liable for its proportion of loss or damage caused by such ensuing fire.

3. It is also a condition of this policy that if there be other fire insurance upon the property covered, this company shall be liable only for such proportion of any direct loss or damage caused by fire or by lightning as the amount of this policy bears to the whole amount of fire insurance applying, whether such other insurance contains a similar clause or not.

4. The liability of this company for any or all of the hazards covered under this policy shall not exceed the amount stated in this policy and except as specified herein shall be subject to all of the terms and conditions of this policy.

ACCEPTED BY THE UNDERSIGNED ASSURED AS JOINING AND FORMING PART OF POLICY NO  
8018 OF THE MUTUAL ASSURANCE COMPANY FOR INSURING HOUSES FROM LOSS BY FIRE.

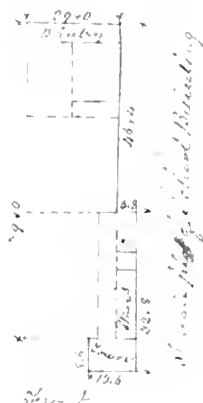
Dec. 20, 1940  
(Date)

Edmond Davis Jr. Acc Warden  
Signature of Assured



Mary, for Margaret M. S. Lewis, of a two-story stone school building situated on the East side of 19th St., about 10 feet south of the Memorial Church of the Holy Comforter.

<sup>2</sup> The Dimensions of the qualified average

[illegible]

Gen. & Inst. of  
Science





The 1st & 2nd floors have been made.  
The 1st floor plan is 1 ground yellow  
pine planked & planed, double hung, 1st floor  
door, 1st floor of ground yellow pine, alto 13' 4" 2'.

A 2nd story brick & stone building as  
plan erected at each end of building, with commun-  
icating openings into the building.  
First story, divided into 2 rooms &  
entrance. Continuous 2nd floor plan in form of old build-  
ing removed to this. Sides of wall lined with  
planed & ground yellow pine 3' high, moulded  
cap. one slight window glass 36" 30". one slight  
door 36" 30". double hung oak stairs. straight  
stairs to cellar. Doors & windows finished with  
4" architraves, walls lined with planed & ground  
yellow pine boards 4' high, moulded cap.  
one slight window glass 36" 36" double hung.  
1/4 yellow pine panel door to old building and  
cellar openings. 1/4 panel outside door with  
transom each. walls & ceiling rough hard  
finished.

Cellar, each frame with wire  
heats with pipes and registers with slate  
curb in each store.

Second story, divided into 2 rooms  
& each partition, each double hung, with panel  
work at bottom. each window covers panel work  
fastened to bottom each. partition same as the  
other to old building. walls lined with planed  
& ground yellow pine 4' high, moulded cap. walls  
& ceiling rough hard finished. lower slight  
windows glass 36" 26". double hung. lower slight  
windows 19" 36" each hung on pivots. frame work  
between windows with planed pieces and scroll  
work on faces. one of the windows being over the  
other. 1st floor. Doors & windows finished  
with 4" architraves. In the old building in the  
old building was in this part. Entrance divided  
up about half height of store. 2 slab partition  
lath & plastered. 1/4 panel double hung oak  
curb with slate. always in side corner  
corners, conductors, iron castings, yellow pine  
flaws. Gas pipes in each store. walls stripped  
off of the building finished in the best manner.



Appendix 1

General frame, Hotted when required. Frame  
 protection of 4" at north end of porch, etc.  
 extending walls length of building. Ceiling  
 outside walls slate. Ceiling under the porch  
 with planed tapered boards. Two large  
 windows in roof. Top covered with slate, ventilation  
 cloats in front.

Alfred Ogden  
 Surveyor  
 July 7/1885



INSPECTED NOV 27 1911 THIS BUILDING REMAINS AS PER SURVLY.

Walter Frydman  
 SURVEYOR



COPIED

No. 14

Plan No. \_\_\_\_\_

Permit No. 4112

Application for Permit for Repairs, Minor Alterations, Frame Buildings,  
Bay Windows, Heaters, Boiler and Engine Foundations, etc.

Philadelphia, June 27, 1908

TO THE BOARD OF BUILDING PERMITS

I, the undersigned, apply for a permit to construct the following described work:

City of Philadelphia, Church of the Holy Comforter, 14<sup>th</sup> W. L. A.,  
S.E.C.

Address of the building to be used for? Church Ward \_\_\_\_\_

Grounds to be improved as to work to be done: new brick set  
Heater in old brick work  
no alterations to floors

Estimated open space to be required \_\_\_\_\_

Cost of erecting, June 27<sup>th</sup> 1908  
\$58.00

Cost of alterations \_\_\_\_\_

Cost of maintenance \_\_\_\_\_

Cost of operation \_\_\_\_\_

Cost of insurance \_\_\_\_\_

Cost of other \_\_\_\_\_

NOTE: All provisions of the building laws and City Ordinances must be complied with whether specified herein or not.

STATE OF PENNSYLVANIA }  
COUNTY OF PHILADELPHIA }

I, \_\_\_\_\_, appeared before me the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia,

the applicant above named, who being duly sworn according to law, depose and says that the facts herein set forth are true to the best of his knowledge and belief. Dependent further says that the foregoing are all the alterations or repairs he proposes to make to the building above described.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public, P. H. H. H. H. H.



DEPARTMENT MEMORANDUM

3.

Almo

15

## MATERIALS

1000

- and

— 2 —

[illegible]

The south end of the road to the left of the following road will  
be the boundary between the Church and the State.

6-4 side of the road to the left of the following road will

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Notary Public for the County of Pembeh  
John D. Cunningham

by the defendant and his wife, and that the defendant was wearing a law, blouse, and jacket at the time above referred to. The fact of his knowledge and belief. Dependent further says that the foregoing are all sworn to and true under the penalty.

Dec. 1914 } John H. Cantor





# Appendix 2

## CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS Second Floor - City Hall Annex

"A" Application for Permit for Additions, Alterations, Repairs, One-story Structures, Foundations, Hot Air Systems, Air Conditioning, Signs, Demolitions, Statement of Occupancy, etc.

NOT TO BE FILLED IN BY APPLICANT

TYPE	MATERIAL	PRINCIPAL OCCUPANCY	PERMIT NO.
1	176	1-1	0566
DATE		FEE \$	PLAN NO.
		3	

Date 12 5 1937

Work to be done on the following described work  
176 176 St. 176 St. (Prophet Church)

Is proposed building a church? ☒ church  
Is proposed building an addition? ☒ church

Are proposed plans in accordance with the following sketch when necessary?  
Sketch of church showing steps to entrance



PROJECTION APPROVED

DEPT. OF LIC. & INS.

STATEMENT OF OCCUPANCY

DEC 1 1937

TO BE FILLED IN BY APPLICANT WHERE STATEMENT OF OCCUPANCY IS REQUIRED

No.	Material of construction	Story	Area East Floor	Group	Classification	Number of apartments occupants, seats	Live Load
1	Brick	1					
2	Brick	2					
3	Brick	3					
4	Brick	4					

Shedding

Soil Load

Estimated Cost \$10,000.00

12 16 37

proposed and the building laws and all ordinances will be complied with, whether specified herein or not

Signature: Same Address: 176 St. 176 St. (Prophet Church) Phone: -

Signature: Same Address: 176 St. 176 St. (Prophet Church) Phone: -

Signature: Same Address: 176 St. 176 St. (Prophet Church) Phone: -

Signature: Same Address: 176 St. 176 St. (Prophet Church) Phone: -

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Signature: Same Address: 176 St. 176 St. (Prophet Church) Phone: -



# Appendix 2

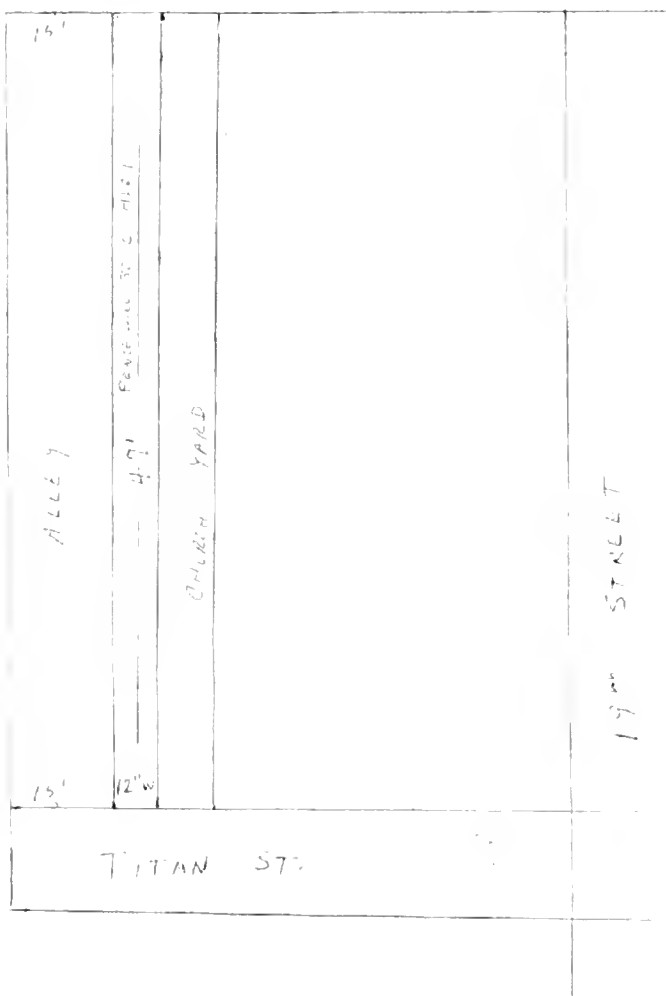
<b>C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT</b>		<small>CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS SECOND FLOOR - CITY HALL ANNEX</small>		
<b>NOTE:</b> The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permit will be issued if the specifications do not conform with the Building Code, Plumbing Code, Fire Code and all other pertinent laws or regulations.				
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.		APPLICATION NO. <b>165235</b>		
<b>LOCATION OF PROPERTY (Street and House Number)</b> <b>1253 South 19th Street (SEC 1TH)</b>		STREET MAP NO. <b>34</b> ZONING MAP NO. <b>155</b> PREVIOUS ZONING <b>155</b> PREVIOUS USE <b>155</b> PREVIOUS OWNER <b>155</b>		
situated on _____ side of _____ Street _____ feet at the distance of _____ feet from _____ side of _____ Street _____ feet Front _____ feet Depth _____ feet If lot is irregular in shape, give deed description below:		THIS SPACE FOR OFFICIAL STAMP (Seal of the City of Philadelphia) APPROVED BY THE ZONING COMMISSION DATE _____		
<b>EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION</b> Erect <del>wood</del> block fence on rear of Church, (Italian side) 6' high composed of 8" cinder block footing to be of 18" or concrete. Demolish present wooden fence.		DATE _____		
<b>STORIES AND HEIGHTS FROM GROUND TO ROOF</b>				
HEIGHT	EXISTING BUILDING		PROPOSED ADDITION, ALTERATION OR NEW BUILDING	
In Feet	FRONT	SIDE	FRONT	SIDE
In Stories				
<b>TABULATION OF USES</b>				
FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED	
	Church			
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ALTERATION OR NEW BUILDING		
	Church			
Additional use information, if required: _____				
<b>OWNER</b> 19th St. Baptist Church		<b>ADDRESS</b> 1253 S. 19th Street		<b>PHONE</b> RA-9-2332
<b>ARCHITECT OR ENGINEER</b> _____		<b>ADDRESS</b> _____		<b>PHONE</b> _____
<b>CONTRACTOR</b> _____		<b>ADDRESS</b> _____		<b>PHONE</b> _____
<b>APPLICANT</b> 19th St. Baptist Church		<b>ADDRESS</b> 1253 S. 19th Street		<b>PHONE</b> RA-9-2332



## Appendix 2

### DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK  
 SHOW ALL LOT LINES AND DIMENSIONS  
 SHOW ALL STREETS AND ALLEYS BOUNDING PROPERTY  
 SHOW DISTANCES FROM BUILDING TO LOT LINES AND TO OTHER BUILDINGS ON SAME LOT  
 DRAW ELEVATIONS AND ADDITIONAL PLANS WHEN REQUIRED



I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, unless I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that I am knowingly making any false statement herein I am subject to such penalties as may be prescribed by law and ordinance.

*Michael H. Bishop, Church*  
 by: *Rafael M. No. 1000*



## Appendix 2

PROPERTY NO	STREET	SHEET	BLOCK
124-52	19 <sup>TH</sup> ST + TITAN ST	3A	62
DATE	APPLICATION NUMBER	NATURE OF APPLICATION	
12/15/54	89709 B	Remove Church Street Church	
12-4-62	1452-14	ATT. CHURCH	





# Appendix 2

<b>PETITION OF APPEAL</b> CITY OF PHILADELPHIA <b>ZONING BOARD OF ADJUSTMENT</b> ROOM 410 MUNICIPAL SERVICES BUILDING		LOCATION OF PROPERTY: F.R.Z.B.A. Use Int. <b>S.E.C. 19th &amp; Titan</b> <b>68-0055</b>	
SEND NOTICES TO <b>Martin Horowitz</b>		ADDRESS <b>21st &amp; Parkway</b>	
ATTORNEY (If any) <b>Martin Horowitz</b>		ADDRESS <b>21st &amp; Parkway</b>	
OWNER LESSEE AGENT <b>School District of Philadelphia</b> (Appellant)		ADDRESS <b>21st &amp; Parkway</b>	
PERSON FILING THIS APPEAL: <b>Martin Horowitz</b>			
IF APPELLANT IS NOT OWNER, LESSEE, OR AGENT, STATE HIS INTEREST:			
APPEAL IS TAKEN FROM THE ACTION OF THE DEPARTMENT OF LICENSES & INSPECTIONS IN <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> GRANTING OF PERMIT FOR			
<b>Get Set Classrooms</b>			
STATE OBJECTIONS TO ACTION OF DEPARTMENT OF LICENSES & INSPECTIONS:			
<b>Necessary for School purposes.</b>			
<div style="text-align: center;"> <div style="border: 1px solid black; padding: 2px; display: inline-block;">             REC'D              DEPT. LIC. &amp; INSPECTIONS              CHIEF           </div> </div>			
I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.			
<b>FOR ZONING BOARD USE ONLY</b>			
CALENDAR NO. <b>68-0055</b>	TIME SET FOR PUBLIC HEARING <input checked="" type="checkbox"/> 10 A.M. <input type="checkbox"/> 1:30 P.M.	RECEIPT NO. <b>No Charge</b>	J. A. APP. NO. <b>72430 H</b>
ON (Date) <b>Thursday</b> <b>Feb. 9, 1968</b>	IN <b>Room 603 City Hall Annex</b> <b>Juniper &amp; Filbert Sts.</b>	APPEAL FEE <b>"</b>	DATE OF BOARD <b>1/10/68</b>
• AVOID UNNECESSARY DELAY BY CAREFUL READING OF THE ATTACHED INSTRUCTIONS <div style="text-align: center;"><b>MC</b></div>		• YOUR ATTENTION IS DIRECTED TO PROVISIONS ON POSTING REQUIREMENTS AND PERSONS ENTITLED TO APPEAR BEFORE THE BOARD	

81-49 (Rev. 5-67)

ZONING SECTION LICENSES & INSP



# Appendix 2

<b>C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT</b> CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS		NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.																																			
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.		APPLICATION NO. <u>111011</u> DISTRICT DESIGNATION <u>R-10/20</u> ZONING MAP NO. <u>3A</u> SUB. <u>6-550</u> F.A. VOL. PL. <u>6-550</u> WARD <u>68-0055</u> PREVIOUS APPLICATION <u>68-0055</u> CALENDAR NO. <u>68-0055</u> ZONING <u>REFUSED</u> USE <u>REFUSED</u> APPEAL <u>1-10</u> APP. GRANTED <u>CERT</u> APP. REFUSED <u>CERT</u> REF. TO B. OF A. <u>CERT</u> REF. GRANTED <u>2-13-68 EX-36</u> REF. REFUSED <u>CERT</u>																																			
LOCATION OF PROPERTY (Street and House Number) <u>SEC 19th &amp; Titan Sts. 1249-53-51124</u> situated on _____ side of _____ Street at the distance of _____ feet _____ inches from _____ side of _____ Street Front <u>19</u> feet _____ inches. Depth <u>66</u> feet _____ inches. If lot is irregular in shape, give deed description below:		EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION <u>NONE</u>																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="7">STORIES AND HEIGHTS FROM GROUND TO ROOF</th> </tr> <tr> <th rowspan="2">HEIGHT</th> <th colspan="3">EXISTING BUILDING</th> <th colspan="3">PROPOSED ADDITION, ALTERATION OR NEW BUILDING</th> </tr> <tr> <th>FRONT</th> <th>SIDE</th> <th>REAR</th> <th>FRONT</th> <th>SIDE</th> <th>REAR</th> </tr> <tr> <td>In Feet</td> <td><u>40</u></td> <td><u>40</u></td> <td><u>40</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>In Stories</td> <td><u>2</u></td> <td><u>2</u></td> <td><u>2</u></td> <td></td> <td></td> <td></td> </tr> </table>		STORIES AND HEIGHTS FROM GROUND TO ROOF							HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING			FRONT	SIDE	REAR	FRONT	SIDE	REAR	In Feet	<u>40</u>	<u>40</u>	<u>40</u>				In Stories	<u>2</u>	<u>2</u>	<u>2</u>				THIS SPACE FOR OFFICIAL STAMP (Do not write in this space)	
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HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING																																	
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TABULATION OF USES																																					
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2nd	Church																																				
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING																																			
1st	Get Set Class Rooms + S. A. D. A.																																				
2nd	Church	NONE																																			
Additional use information, if required _____																																					
OWNER <u>19th St. Baptist Church</u>		ADDRESS <u>1322 S. 19th St.</u>	PHONE <u>TE 7-9591</u>																																		
ARCHITECT OR ENGINEER		ADDRESS	PHONE																																		
CONTRACTOR		ADDRESS	PHONE																																		
APPLICANT <u>Board of Education</u>		ADDRESS <u>1100 S. Parkway</u>	PHONE <u>443-2631</u>																																		



Appendix 2

19th St Baptist Church  
19th + Titan St  
Room 1 - 700<sup>(5)</sup> ft Double 27"  
Room 2 - 650<sup>(6)</sup> ft Double 30"





# CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES & INSPECTIONS  
PUBLIC SERVICE CONCOURSE - MUNICIPAL SERVICES BUILDING  
- PHILADELPHIA, PA. 19107

DATE July 11, 1968

## NOTICE OF VIOLATION

BUILDING DIVISION

PREMISES IN VIOLATION

1253 S. 19th St. SEC Titan St.  
C-2-Comm.

Viol. #10253-A

### RESPONSIBLE PARTY

Rev. Glass J. Davis, Jr.  
o/o 19th St. Baptist Church  
1253 S. 19th St.  
Phila., 19146, Pa.

If you are not the responsible party, return this  
notice to this office with the name and address  
of the party responsible.

An inspection of the above premises revealed conditions which are in violation of the Zoning  
Code, Title 14 of the Philadelphia Code of General Ordinances

FAILURE TO CORRECT THESE VIOLATIONS WITHIN 15 DAYS OF THIS NOTICE WILL RE-  
SULT IN PROSECUTION.

For additional information call MU 6-2585

*Edmund J. Quinones*

CODE


VIOLATION

Cease maintaining and/or conducting Pre School Classes  
without obtaining a Use Registration Permit in accordance  
with the Philadelphia Zoning Ordinance.





# Appendix 2

<b>C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT</b> CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS		NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building, permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.																												
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.		APPLICATION NO. <b>14901</b> DISTRICT DESIGNATION <b>P-2-2</b> ZONING MAP NO. <b>30</b> F. A. VOL. PL. <b>61-25</b> PREVIOUS APPLICATION <b>724-1-1</b> CALENDAR NO. <b>724-1-1</b> ZONING REFUSED USE REFUSED APPEAL APP. GRANTED CERT APP. REFUSED CERT REF. TO B. OF A. CERT REF. GRANTED CERT REF. REFUSED																												
LOCATION OF PROPERTY (Street and House Number) <b>1249 - 1203 South 19th Street - SEE PLAN</b> Situated on _____ side of _____ Street at the distance of _____ feet _____ inches _____ from _____ side of _____ Street Front _____ feet _____ inches. Depth _____ feet _____ inches. If lot is irregular in shape, give deed description below 		EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION <b>Repair existing stucco on steeple of church with wire lath, and plaster two coats of cement.</b> <b>No change in height or area</b>																												
STORIES AND HEIGHTS FROM GROUND TO ROOF <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th rowspan="2">HEIGHT</th> <th colspan="3">EXISTING BUILDING</th> <th colspan="3">PROPOSED ADDITION, ALTERATION OR NEW BUILDING</th> </tr> <tr> <th>FRONT</th> <th>SIDE</th> <th>REAR</th> <th>FRONT</th> <th>SIDE</th> <th>REAR</th> </tr> </thead> <tbody> <tr> <td>In Feet</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>In Stories</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING			FRONT	SIDE	REAR	FRONT	SIDE	REAR	In Feet							In Stories							THIS SPACE FOR OFFICIAL STAMP Do not write in this space! <b>THIS IS A ZONING PERMIT</b> A ZONING PERMIT IS NOT REQUIRED REASON: <b>SEE PLAN</b> DATE: <b>6-11-69</b> <b>166866</b>	
HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING																										
	FRONT	SIDE	REAR	FRONT	SIDE	REAR																								
In Feet																														
In Stories																														
TABULATION OF USES																														
FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED																											
	Church																													
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING																												
	Church																													
Additional use information, if required																														
OWNER	ADDRESS		PHONE																											
<b>Nineteenth St. Baptist Church</b>	<b>1203 S. 19th St.</b>																													
ARCHITECT OR ENGINEER	ADDRESS		PHONE																											
<b>G. J. Phillips</b>	<b>6109 Market Street</b>																													
APPLICANT	ADDRESS		PHONE																											
<b>G. J. Phillips</b>	<b>6109 Market Street</b>																													



**MEMORANDUM**

CITY OF PHILADELPHIA

DATE 12/16/70

TO

FROM

SUBJECT: Location. 1249-535, 19<sup>th</sup> St,  
Occupancy: Church, Sunday School, Get Set Program

A Statement of Occupancy is not required for use of the subject property because  
this is:

- ☒ Pre-Code Use
- ☐ Minor Alteration
- ☒ No Change in Occupancy Classification

Signed

Raymond W. Tate  
(Building Plan Examiner)

81-624

Please Add to Zoning Folder



F, 92 32

Thomas Buckels, being duly sworn  
according to law proposes and states that he is the  
Trustee of the merc street Baptist Church  
19th & tilton st., and that the rooms used in  
the Church facility on the 1st floor  
floors were used as classrooms prior to January 1, 1949  
and after January 1, 1949.

Sworn to and subscribed to before  
me this 16th day of June, 1970.

Thomas Buckels  
State of Penn  
County of Philadelphia  
Fred Bakerman  
5403 market St.

Notary Public, Philadelphia, Philadelphia Co.  
My Commission Expires October 30, 1971

Please Add to Zoning Folder



# Appendix 2

<b>LAWFUL OCCUPANCY CERTIFICATE</b> (Prepare in Duplicate)		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS MECHANICAL SERVICES SECTION	
ADDRESS 1253 19th St. LOCATION (Floor or Room) 4 Rooms		BUSINESS NAME 19th St. Baptist Church NAME OF OWNER Rev. Charles Walker Pastor	
In accordance with Chapter 5-1302 of the Fire Code, the lawful maximum occupancy for the above location is <u>68</u> persons. <u>1st Fl. LARGE MULTI-Imprv Rm</u> (number) <u>35</u> <u>1st fl Sm</u> " <u>20</u> <u>1st fl DINING ROOM</u>			
NUMBER OF CARDS DELIVERED 4		DATE DELIVERED 6-19-73	
SIGNATURE OF RECIPENT Ralph W. Holmes, Trustee			
PREMISES INSPECTED BY (Full Name) Approved Plans		DATE INSPECTED 6/19/73	
BLDG PLAN NO S-3891 E-3894		BLDG PLAN EXAMINER R.H.	

81-620

<b>LAWFUL OCCUPANCY CERTIFICATE</b> (Prepare in Duplicate)		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS MECHANICAL SERVICES SECTION	
ADDRESS 19TH & TITAN STS.		BUSINESS NAME (GET SET) 19TH ST. BAPTIST CHURCH	
LOCATION (Floor or Room) ROOMS # 1 & 2		NAME OF OWNER	
In accordance with Chapter 5-1302 of the Fire Code, the lawful maximum occupancy for the above location is <u>17</u> persons. <u>ROOM #1</u> (number) <u>16</u> " " <u>#2</u>			
NUMBER OF CARDS DELIVERED 2		DATE DELIVERED 7/1/71	
SIGNATURE OF RECIPENT E.H. Lander			
PREMISES INSPECTED BY (Full Name) INFO. BY BOARD OF ED.		DATE INSPECTED 7/1/71	
BLDG PLAN NO S 452 E 453		BLDG PLAN EXAMINER RR	





# Appendix 2

<b>C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT</b> CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS			NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.			
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.			APPLICATION NO. <u>270-33</u> DISTRICT DESIGNATION <u>R1-R5</u> ZONING MAP NO. <u>3a</u> SUB <u>6-1550</u> F. A. VOL. PL. <u>7-243-11</u> WARD			
LOCATION OF PROPERTY (Street and House Number) <u>1252 S 20th St - SE Co Titon</u> situated on _____ side of _____ Street at the distance of _____ feet _____ inches _____ from _____ side of _____ Street Front _____ feet _____ inches. Depth _____ feet _____ inches. If lot is irregular in shape, give deed description below <div style="text-align: center; margin-top: 20px;"> <p>RECEIVED CITY OF PHILADELPHIA DEPT. OF LICENSES AND INSPECTIONS JUL 27 1971 PERMIT ISSUANCE</p> </div>			CALENDAR NO. _____ ZONING REFUSED _____ USE REFUSED _____ APPEAL _____ APP. GRANTED _____ CENT. APP. REFUSED _____ CENT. REF. TO R OF A _____ CENT. REF. GRANTED _____ CENT. REF. REFUSED _____ CENT.			
EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION <u>In accordance with the zoning ordinance, the proposed construction is as follows:</u> <u>1. The existing building is a two-story structure with a flat roof.</u> <u>2. The proposed construction is a two-story structure with a flat roof.</u> <u>3. The proposed construction is a two-story structure with a flat roof.</u>			THIS SPACE FOR OFFICIAL STAMP (Do not write in this space) <div style="text-align: center; margin-top: 20px;"> <p>THIS SPACE FOR OFFICIAL STAMP          (Do not write in this space)          DATE <u>7-27-71</u>  <u>12778</u></p> </div>			
STORIES AND HEIGHTS FROM GROUND TO ROOF						
HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories						
TABULATION OF USES						
FLOOR NO.	PRESENT USE			LAST PREVIOUS USE		DATE LAST USED
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING			PROPOSED USE OF ADDITION OR NEW BUILDING		
Additional use information, if required _____						
OWNER		ADDRESS		PHONE		
<u>1252 S 20th St Titon</u>		<u>1252 S 20th St</u>				
ARCHITECT OR ENGINEER		ADDRESS		PHONE		
CONTRACTOR		ADDRESS		PHONE		
APPLICANT		ADDRESS		PHONE		
<u>1252 S 20th St Titon</u>		<u>1252 S 20th St</u>				



# Appendix 2

1974 12-26-72 TITAN 11-16-11

<b>C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT</b> CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS			NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.			
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.			APPLICATION NO. <u>27044K</u> DISTRICT DESIGNATION <u>P-10 Res</u> ZONING MAP NO. <u>3A-4</u> PREVIOUS APPLICATION <u>6-532</u> CALENDAR NO. <u>27044K</u>			
LOCATION OF PROPERTY <u>1249-534 19th St.</u> <u>S/E Corner 19th &amp; Titan Streets, Philadelphia, Pa.</u>			F & VOL. <u>6-532</u> MAP <u>3A-4</u>			
Situated on <u>S/E</u> side at <u>19th &amp; Titan</u> Street The distance of _____ feet _____ inches from _____ side _____ Street Front _____ feet _____ inches Depth _____ feet _____ inches			ZONING PERMITTED _____ USE REFUSED _____ APPEAL _____ APP. GRANTED _____ CERT _____ APP. REFUSED _____ CERT _____ REF. TO B.O.P. _____ REF. GRANTED _____ CERT _____ REF. REFUSED _____ CERT _____			
If lot is irregular in shape, give deed description below. <div style="text-align: center;"> <b>RECEIVED</b>  <b>DEPT. OF LICENSES</b>  <b>AND INSPECTIONS</b>  <b>JUN 17 1974</b>  <b>PREPARED BY E</b> </div>			THIS SPACE FOR OFFICIALS STAMP (Do not write in this space) CITY OF PHILADELPHIA ZONING PERMIT NO. <u>5-17-24</u> DATE <u>5-17-74</u> <input type="checkbox"/> COMMUTE NO. _____			
EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION <u>Alterations to Sanctuary and Fellowship Hall consisting of minor demolition, painting, replacement of doors, minor carpentry work, and air conditioning of entire Sanctuary. Interior partitions will be installed in the Fellowship Hall area, with the addition of male and female toilets, and toilet in area of Pastor's office.</u> <u>A.C. Units on Roof</u>						
STORIES AND HEIGHTS FROM GROUND TO ROOF						
HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet	47'0	28'0	28'0	None		
In Stories	2	2	2			
TABULATION OF USES						
FLOOR NO.	PRESENT USE			LAST PREVIOUS USE		DATE LAST USED
1	Sanctuary & Fellowship Hall			Same as present use.		
2	Sunday School			" " " "		
<u>&amp; get set Program</u>						
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING			PROPOSED USE OF ADDITION OR NEW BUILDING		
	Same as Above.			Does not apply.		
Additional use information, if required _____						
OWNER		ADDRESS		PHONE		
19th Street Baptist Church		S/E Corner 19th & Titan Sts.		215-FU 9-2132		
ARCHITECT OR ENGINEER		ADDRESS		PHONE		
Zimmers Associates		1630 Pine St., Phila., Pa.		215-KI 6-8223		
CONTRACTOR		ADDRESS		PHONE		
Russell P. Mesi, Inc.		P.O. Box 519, Haddonfield, N.J.		215-WA 2-6020		
APPLICANT		ADDRESS		PHONE		
Russell P. Mesi		" " " "		" " " "		



13 000 2 14.



# Appendix 2

<b>APPLICATION FOR ZONING PERMIT AND OR USE REGISTRATION PERMIT</b> CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS		NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.																												
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.		APPLICATION NO. <b>09939</b>																												
LOCATION OF PROPERTY (Street and House Number) <b>1249-53 S. 19th St. Sec. Teta. Sr</b> situated on <u>East</u> side of <u>S. 19th Street</u> Street at the distance of _____ feet _____ inches from _____ de of _____ Street Front _____ feet _____ inches Depth _____ feet _____ inches If lot is irregular in shape, give deed description below <u>Teta</u> <u>19th St</u> <u>W. 19th St</u>		DISTRICT <b>R10F3</b> ZONING MAP NO. <b>3F-4</b> PREVIOUS APPLICATION <b>30-005</b> CAL ENDORSE ZONING REFUSED USE REFUSED APPEAL APP GRANTED APP REFUSED REF TO R OF A REF GRANTED REF REFUSED																												
EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION <u>Remove stone from steeple in order to remove bell out of steeple</u> <u>Part of masonry tower.</u>		THIS SPACE FOR OFFICIAL STAMP (Do not write in this space) NO. <u>2175164</u> <u>12-14-79</u>																												
STORIES AND HEIGHTS FROM GROUND TO ROOF <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">HEIGHT</th> <th colspan="3">EXISTING BUILDING</th> <th colspan="3">PROPOSED ADDITION ALTERATION OR NEW BUILDING</th> </tr> <tr> <th>FRONT</th> <th>SIDE</th> <th>REAR</th> <th>FRONT</th> <th>SIDE</th> <th>REAR</th> </tr> </thead> <tbody> <tr> <td>In Feet</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>In Stories</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		HEIGHT	EXISTING BUILDING			PROPOSED ADDITION ALTERATION OR NEW BUILDING			FRONT	SIDE	REAR	FRONT	SIDE	REAR	In Feet							In Stories							DATE _____ BY _____	
HEIGHT	EXISTING BUILDING			PROPOSED ADDITION ALTERATION OR NEW BUILDING																										
	FRONT	SIDE	REAR	FRONT	SIDE	REAR																								
In Feet																														
In Stories																														
TABULATION OF USES																														
FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED																											
	<u>Church + get set program</u>																													
	<u>Sacrament, Fellowship Hall</u>																													
	<u>at Sunday School</u>																													
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING																												
	<u>Church same</u>																													
Additional use information, if required _____																														
OWNER <u>Congregation</u>	ADDRESS <u>1249-53 S. 19th St.</u>	PHONE _____																												
ARCHITECT OR ENGINEER <u>NONE</u>	ADDRESS _____	PHONE _____																												
CONTRACTOR <u>Lorraine Faust</u>	ADDRESS <u>2051 Federal St</u>	PHONE <u>R 6-0621</u>																												
SPRINT <u>Charles Faust</u>	ADDRESS <u>2051 Federal St</u>	PHONE <u>R 6-0621</u>																												





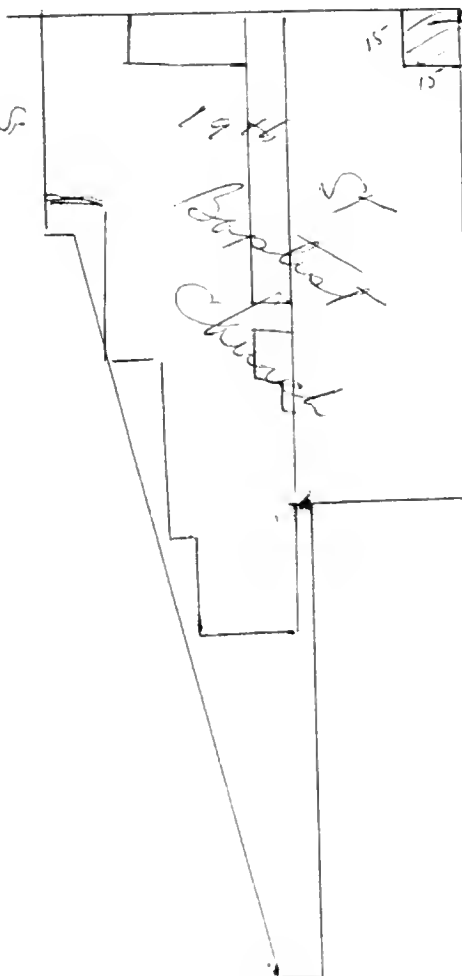
## Appendix 2

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK SHOW

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

1244-53 S. 19<sup>th</sup> St.  
SEC Titan B-  
app # 09939



Part. Nam of masonry tower

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

*Charles Faust*  
CHARLES FAUST  
(Applicant Sign Here)



CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES AND INSPECTIONS  
MUNICIPAL SERVICES BUILDING  
1401 JFK BLVD, ROOM 1140  
PHILADELPHIA, PA 19102

19TH STREET BAPTIST CHURCH  
1249-55 S 19TH ST  
PHILA, PA 19146

SUBJECT: 1249-0 19TH ST S19146

DATE: 3/8/00

THE DEPARTMENT OF LICENSES AND INSPECTIONS HAS INSPECTED THE SUBJECT STRUCTURE AND DESIGNATED IT AS UNSAFE IN ACCORDANCE WITH SECTION PM 307.0 OF THE PHILADELPHIA PROPERTY MAINTENANCE CODE. THIS DESIGNATION WILL REMAIN UNTIL THE STRUCTURE IS MADE SAFE AND SECURE OR TAKEN DOWN AND REMOVED.

IF YOU FAIL TO COMPLY WITH THIS ORDER THE CITY MAY ELIMINATE THE UNSAFE CONDITION BY REPAIR OR DEMOLITION USING ITS OWN FORCES OR BY CONTRACT AND THE OWNER WILL BE BILLED FOR ALL COSTS INCURRED INCLUDING ADMINISTRATIVE FEE. FAILURE TO PAY SUCH BILL WILL RESULT IN A LIEN BEING PLACED AGAINST THE PROPERTY.

IF YOU INTEND TO APPEAL THIS VIOLATION, YOU MUST APPLY AT THE BOARD OF LICENSES AND INSPECTIONS REVIEW, PUBLIC SERVICES CONCOURSE, MUNICIPAL SERVICES BUILDING, 1401 JFK BLVD, PHILADELPHIA, PA 19102, WITHIN TEN DAYS OF THE DATE OF THIS NOTICE. YOU WILL NEED TO REFER TO THE ACCOUNT NUMBER ON THIS NOTICE TO FILE AN APPEAL.

NOTE: IF YOU INTEND TO DEMOLISH OR REHABILITATE THE STRUCTURE OR ANY PART OF IT, YOU MUST OBTAIN ALL REQUIRED PERMITS IN ADVANCE OR BEGINNING SUCH WORK.

DANIEL QUINN  
CHIEF, CONTRACTUAL  
SERVICES UNIT  
MSB RM 1140, 1401 JFK BLVD

EAST WALL HAS STUCCO FALLING OFF  
EAST WALL HAS FRACTURE AT SECOND FLOOR LEVEL  
NORTH WALL IS FRACTURED AND BULGING.  
NORTH WALL IN REARM IS DETERIORATED AT ROOF LINE  
WEST WALL HAS FRACTURES AT SECOND LEVEL AND ABOVE.



APPLICATION FOR BUILDING PERMIT		OFFICE OF PERMITS DEPARTMENT OF LICENSING & INSPECTION 1400 MARKET STREET, PHILADELPHIA, PA 19102	
<b>APPLICANT</b> COMPLETE ALL ITEMS MARKED WITH * (CORNED EDGE) FOR NEW CONSTRUCTION: * (Other Building and Use Cases: Check separately in the Department Building Use Case)		<b>FORM NO. 1000</b> DATE: 1/1/2001	
PROJECT ADDRESS: 1249 S 19th ST CITY: PHILADELPHIA STATE: PA ZIP: 19103 PROJECT NAME: 1345 W Susquehanna Ave OCCUPANCY: 1249 S 19th ST		ESTIMATED COST: \$ 7700 DATE OF PERMIT: 1/1/2001	
PROJECT DESCRIPTION: Demolish Rear addition (Kitchen) and damaged wall area. Seal with 8" cmu piers attached.		APPROVED: 1/1/2001 PHILADELPHIA HISTORICAL COMMISSION	
FOUNDATION: * (Indicate if Foundation is to be removed or altered) * (Indicate if Foundation is to be repaired or replaced) * (Indicate if Foundation is to be replaced with new foundation)		TYPE: * (Indicate if Building is to be altered or replaced) * (Indicate if Building is to be replaced with new building)	
THIS SECTION FOR OFFICE USE ONLY TYPE: * (Indicate if Building is to be altered or replaced) * (Indicate if Building is to be replaced with new building)		PHILADELPHIA HISTORICAL COMMISSION	
THIS SECTION TO BE COMPLETED BY CONSTRUCTION DIVISION ONLY MATERIAL: * (Indicate if Building is to be altered or replaced) * (Indicate if Building is to be replaced with new building)		TYPE: * (Indicate if Building is to be altered or replaced) * (Indicate if Building is to be replaced with new building)	
PROJECT NAME: Samuel Harris PROJECT ADDRESS: 1345 W Susquehanna Ave PROJECT CITY: PHILADELPHIA PROJECT STATE: PA PROJECT ZIP: 19103		PROJECT NAME: 2601 Pennsylvania Ave PROJECT ADDRESS: 1345 W Susquehanna Ave PROJECT CITY: PHILADELPHIA PROJECT STATE: PA PROJECT ZIP: 19103	
PROJECT NAME: Samuel Harris PROJECT ADDRESS: 1345 W Susquehanna Ave PROJECT CITY: PHILADELPHIA PROJECT STATE: PA PROJECT ZIP: 19103		PROJECT NAME: 2601 Pennsylvania Ave PROJECT ADDRESS: 1345 W Susquehanna Ave PROJECT CITY: PHILADELPHIA PROJECT STATE: PA PROJECT ZIP: 19103	



PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM		Date: _____	
OFFICE OF HISTORIC PRESERVATION, Box 025 PA HISTORICAL & MUSEUM COMMISSION, Harrisburg, PA 17121		Project Name: _____	
1. Property name and address 19th St. Baptist Church 124-55 S. 19th St.		2. Location map (attach map)	
3. Classification a. <input type="checkbox"/> National Historic Landmark b. <input checked="" type="checkbox"/> National Historic Site c. <input type="checkbox"/> State Historic Site d. <input type="checkbox"/> State Historic Area e. <input type="checkbox"/> Local Historic Site f. <input type="checkbox"/> Other _____		4. Date of survey 1975	
5. Date of construction 1860-1870		6. Architect Furness and Hewitt	
7. Description of building Serpentine with limestone, brownstone and wood trim.		8. Style designation Gothic Revival Church	
9. Photo location CD-SP-11		10. Photo location Average	
11. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		12. Photo location Average	
13. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		14. Photo location Average	
15. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		16. Photo location Average	
17. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		18. Photo location Average	
19. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		20. Photo location Average	
21. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		22. Photo location Average	
23. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		24. Photo location Average	
25. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		26. Photo location Average	
27. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		28. Photo location Average	
29. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		30. Photo location Average	
31. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		32. Photo location Average	
33. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		34. Photo location Average	
35. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		36. Photo location Average	
37. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		38. Photo location Average	
39. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		40. Photo location Average	
41. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		42. Photo location Average	
43. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		44. Photo location Average	
45. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		46. Photo location Average	
47. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		48. Photo location Average	
49. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		50. Photo location Average	
51. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		52. Photo location Average	
53. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		54. Photo location Average	
55. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		56. Photo location Average	
57. Brief description of site (status, features, integrity, environment, streets and adjacent buildings)		58. Photo location Average	
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## Appendix 2

1. PERSONAL DATA (NAME, DATE OF BIRTH, ADDRESS, PHONE NUMBER, ETC.)	2. EDUCATION
would appear to eligible for National Register.	J. Doe



PHILADELPHIA REGISTER OF HISTORIC PLACES		FORM NO. 1 1-6-64																																																					
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<b>2. LOCATION</b> <small>STREET AND NUMBER</small> 1047-1049 S. 19th Street																																																							
<b>3. CLASSIFICATION</b> <table style="width: 100%; border: none;"> <tr> <th style="text-align: left;">CATEGORY</th> <th style="text-align: left;">OWNERSHIP</th> <th style="text-align: left;">STATUS</th> <th style="text-align: left;">PRESENT USE</th> </tr> <tr> <td><input type="checkbox"/> DISTRICT</td> <td><input type="checkbox"/> PUBLIC</td> <td><input checked="" type="checkbox"/> OCCUPIED</td> <td><input type="checkbox"/> AGRICULTURE</td> </tr> <tr> <td><input checked="" type="checkbox"/> BUILDING</td> <td><input checked="" type="checkbox"/> PRIVATE</td> <td><input type="checkbox"/> UNOCCUPIED</td> <td><input type="checkbox"/> COMMERCIAL</td> </tr> <tr> <td><input type="checkbox"/> STRUCTURE</td> <td><input type="checkbox"/> BOTH</td> <td><input type="checkbox"/> WORK IN PROGRESS</td> <td><input type="checkbox"/> EDUCATIONAL</td> </tr> <tr> <td><input type="checkbox"/> SITE</td> <td></td> <td><input type="checkbox"/> ACCESSIBLE</td> <td><input type="checkbox"/> ENTERTAINMENT</td> </tr> <tr> <td><input type="checkbox"/> OTHER</td> <td><input type="checkbox"/> PUBLIC ACQUISITION</td> <td><input checked="" type="checkbox"/> YES RESTRICTED</td> <td><input type="checkbox"/> GOVERNMENT</td> </tr> <tr> <td></td> <td><input type="checkbox"/> IN PROGRESS</td> <td><input type="checkbox"/> YES NON RESTRICTED</td> <td><input type="checkbox"/> INDUSTRIAL</td> </tr> <tr> <td></td> <td><input type="checkbox"/> REINVESTMENT</td> <td><input type="checkbox"/> NO</td> <td><input type="checkbox"/> MILITARY</td> </tr> <tr> <td></td> <td></td> <td></td> <td><input type="checkbox"/> PRIVATE RESIDENTIAL</td> </tr> <tr> <td></td> <td></td> <td></td> <td><input checked="" type="checkbox"/> RELIGIOUS</td> </tr> <tr> <td></td> <td></td> <td></td> <td><input type="checkbox"/> SCIENTIFIC</td> </tr> <tr> <td></td> <td></td> <td></td> <td><input type="checkbox"/> TRANSPORTATION</td> </tr> <tr> <td></td> <td></td> <td></td> <td><input type="checkbox"/> OTHER</td> </tr> </table>				CATEGORY	OWNERSHIP	STATUS	PRESENT USE	<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> SITE		<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> OTHER	<input type="checkbox"/> PUBLIC ACQUISITION	<input checked="" type="checkbox"/> YES RESTRICTED	<input type="checkbox"/> GOVERNMENT		<input type="checkbox"/> IN PROGRESS	<input type="checkbox"/> YES NON RESTRICTED	<input type="checkbox"/> INDUSTRIAL		<input type="checkbox"/> REINVESTMENT	<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY				<input type="checkbox"/> PRIVATE RESIDENTIAL				<input checked="" type="checkbox"/> RELIGIOUS				<input type="checkbox"/> SCIENTIFIC				<input type="checkbox"/> TRANSPORTATION				<input type="checkbox"/> OTHER
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<b>4. OWNER OF PROPERTY</b> <small>NAME</small> 19th Street Baptist Church <small>STREET AND NUMBER</small> 1047-1049 S. 19th Street <small>CITY, STATE, ZIP CODE</small> Philadelphia, Pennsylvania 19141																																																							
<b>5. GEOGRAPHICAL DATA</b> <small>APPROXIMATE BOUNDARY DESCRIPTION</small> E. 19th & Titan Streets																																																							
<b>6. REPRESENTATION IN EXISTING SURVEYS</b> <small>NAME AND ADDRESS OF AGENCY OR INDIVIDUAL WHO HAS INFORMATION</small> City of Philadelphia <small>DATE OF SURVEY</small> 1964 <small>NAME AND ADDRESS OF AGENCY OR INDIVIDUAL WHO HAS INFORMATION</small> City of Philadelphia <small>DATE OF SURVEY</small> 1964																																																							



## PHILADELPHIA REGISTER OF HISTORIC PLACES - (Continued)

## 7. DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This church is one of the early Episcopal churches which enabled George W. Hewitt to garner a well-deserved reputation in ecclesiastical design. This green, serpentine stone, building stands as a single A-frame church with a gabled frontispiece highlighting the 19th Street entrance, a corner tower which once was crowned by a spire reaching 120 feet high, and flanking side aisles. A gabled rear entrance exists along the Titan Street elevation. The 19th Street elevation, or gable end, also contains a large arched opening on the second level which is filled by a stained glass window. A single arched opening appears to the right of the central door. The squat tower sits on the northwest corner of the building with paired arched openings on the ground floor and a single arched opening on the second floor. Originally the stone base of the tower reached above the apex of the church roof before giving way to the large octagonal spire. Owing to its unsafe condition, the present congregation removed this steeple and remodelled the tower to its present appearance. A large, arched, door opening pierces the Titan Street elevation of the tower on the ground floor. Five pairs of arched openings run along this facade of the building interrupted only by the rear gabled entryway aforesaid. Triangular belfries pierce the upper level of the church along both the north and south elevations. A rear, slightly smaller A-frame section adjoins the church with stone square-headed openings; the left occupied by a window, the right by a door.

Located just to the south of the church stands the two-story Sunday School building and parish house. Constructed of the same materials as the church, this building possesses many of the same features. A corner tower, this on the southwest corner, highlights the building, containing three small arched openings on the ground floor and paired, arched openings on the second level. A two-part roof tops the tower with the upper section housing the church bell. The facade of the main building has three wide, arched openings on the ground floor, a stone beltcourse at the second floor sill line and three arched openings surmounted by a large stone arch on the second floor.

The buildings presently stand in poor condition, with deteriorating stonework and several of the original doors replaced. However, the basic form and design of the church have remained since its consecration in 1875, 109 years ago.



## PHILADELPHIA REGISTER OF HISTORIC PLACES - (Continued)

## 5. SIGNIFICANCE

PERIOD

PREHISTORIC

1601-1700

1701-1800

1801-1850

1851-1900

1901-1950

1951-

ARCHAEOLOGY -

PREHISTORIC

ARCHAEOLOGY -

HISTORIC

AGRICULTURE

ART

COMMERCE

COMMUNICATIONS

AREAS OF SIGNIFICANCE - CHECK AND JUSTIFY BELOW

COMMUNITY PLANNING

CONSERVATION

ECONOMICS

EDUCATION

ENGINEERING

EXPLORATION

SETTLEMENT

INDUSTRY

INVENTION

LANDSCAPE

LAW

LITERATURE

MILITARY

N.A.S.C.

PHILOSOPHY

POLITICS

GOVERNMENT

RELIGION

SCIENCE

SCULPTURE

SOCIAL HUMANITARIAN

THEATRE

TRANSPORTATION

OTHER SPECIFY

Architecture

SPECIFIC DATES 1874-1875

BUILDER/ARCHITECT Furness &amp; Hewitt, architects

## STATEMENT OF SIGNIFICANCE

The chief significance possessed by the collection of buildings at the southeast corner of 19th and Pine Streets comes from its design and connection with the architectural firm of Furness & Hewitt. On a lesser level, the buildings have played important roles in Philadelphia's religious history, and contribute to the understanding of the entire Point Breeze neighborhood.

The name church, as applied to this congregation, is a misnomer for St. Peter's Episcopal Church at 3rd and Pine Streets operated it as a mission or chapel from its founding in 1868 to its dissolution in 1904. The Lewis family donated and funded the mission as a memorial to one of its members. Inaugurated with services at St. Peter's Church on 29 November 1868, it was soon relocated to the then southwestern part of the city on ground formerly belonging to the Lewis family. A temporary chapel was established on the corner of 19th and Federal Streets and the present hallings erected in 1874-1875.

The records of St. Peter's Church do not contain any material relating to the construction of the complex. A note in the vestry minutes indicates that the Lewis family, especially Margaretta S. Lewis, paid the full costs of erecting it. Another Lewis, Robert M. Lewis, acted as her trustee. He also sat on the Vestry of St. Peter's Church and may very well have been responsible for the hiring of Furness & Hewitt to undertake repairs to St. Peter's in 1875. He may also be the same Robert M. Lewis for whom Furness, Evans & Company designed a townhouse at 123 E. 22nd Street ten years later. As a result of the Lewis family involvement, a parchment was placed in the cornerstone with the following inscription:

This Chapel of St. Peter's Church is erected in memory of Mrs. Margaretta S. Lewis, a life-long member of this parish, by her daughter Margaretta S. Lewis, and is to be known as the Memorial Church of the Holy Comforter. The Right Rev. William Bacon Stevens, D.D., D.C., laid this corner stone June 15, 1875.

The Bishop consecrated the parish exactly one year later. Ironically, the churches of the Holy Comforter were addition to the Episcopal Diocese of Pennsylvania in 1876, a fact which over the years has caused not a little confusion. The second church, originally located at 5th Street and Haverford Avenue, is now in Upper Merion.

The location of this church in the Point Breeze section indicates the growth of the city of Philadelphia. The area was composed of farmland prior to the Civil War. The tremendous growth of the city as a whole after the war, and the location of many industries along the railroad line on Washington Avenue, spurred the development of the Gray's Ferry and Point Breeze neighborhoods. By 1875, most of the area north of Washington Avenue had been fully developed. The spiritual needs of the Episcopalians were served by the Church of the Holy Apostles at 1st and Center Streets. The 1875 atlas





## PHILADELPHIA REGISTER OF HISTORIC PLACES - (Continued)

indicates that much development had occurred below Washington Avenue. However, only the Memorial Church of the Holy Comforter served the community with a fully professional plant. Several other churches owned property and/or buildings in the area but did not possess the extensive facilities as Holy Comforter. Of the church buildings located in the neighborhood in 1876, none save these buildings have survived.

The use of Furness & Hewitt as architects is not surprising considering the tradition established by the partners in Episcopal ecclesiastical design. George A. Hewitt trained in the offices of Joseph Hoxie, John Notman, and John Fraser. He probably worked on both St. Clement's Episcopal Church and the Episcopal Church of the Holy Trinity with Notman. He completed the latter church several years after Notman's death. His connections with Holy Trinity led to the selection of Fraser, Furness & Hewitt as the architects of the Church of the Holy Apostles, a congregation established by Holy Trinity with assistance from other Center City parishes. This firm also executed work for St. James Episcopal Church at 22nd & Walnut Streets, St. Peter's Episcopal Church in Germantown, and St. Timothy's Episcopal Church in Roxborough.

A declining congregation which numbered roughly 250 souls and its drain on the financial resources of the mother church led St. Peter's to close the chapel in 1944, and end its mission work in the area. The majority of the parishioners transferred either to the Prince of Peace Church (since closed), the Chapel of the Holy Dominick, or the Church of St. James, Kingessing. Since 1944, the buildings have continued to service the religious needs of this neighborhood as the 19th Street Baptist Church.

## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

The Church Standard 16 June 1900

Memorial Church of the Holy Comforter, church records (2 volumes of statistics owned by St. Peter's Episcopal Church, 3rd & Pine Streets)

Philadelphia, Department of Licenses & Inspections, Building permit records.

Building Permit 1954 # 10556 (15 December 1954)

Philadelphia Inquirer 16 June 1874

Public Ledger 13 June 1874, 20 June 1874

St. Peter's Episcopal Church, Vestry Minutes 1874-1875

## 10. FORM PREPARED BY

Jefferson M. Maak, Executive Secretary

Philadelphia Historical Commission

1313 City Hall Annex

Philadelphia

April 1964

101-101-101

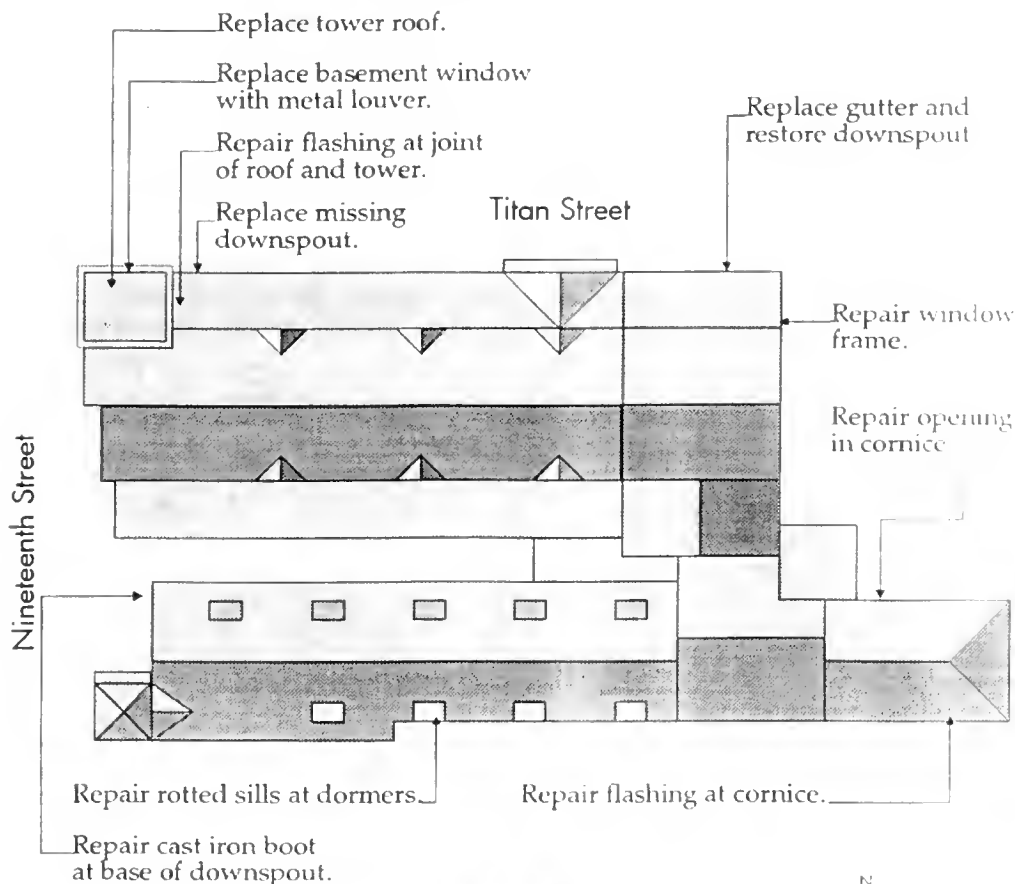
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# Preliminary Repair Plan: Nineteenth Street Baptist Church

November 9, 1993

*Most Important:  
Remove existing concrete veneer; repair  
and restore underlying stone  
or reclad with new veneer.*



Historic Religious Properties Program  
Philadelphia Historic Preservation Corporation



Prepared by Michael Stern, Technical Assistance Specialist,  
Philadelphia Historic Preservation Corporation

## INTRODUCTION:

The following preliminary building assessment is based on a site visit made on September 9, 1993. The first part of this report is a summary of the general siting, history, architectural and structural features of the building. The second section describes in general the existing conditions, problems and concerns observed during the visit. Reverend Winborne, who was present during the visit, was encouraged to bring to my attention any known problems with the building.

I have also included other problems and concerns that I noticed during my walk-through. I avoided using any potentially invasive or destructive techniques to investigate sub-surface problems. What this means is that I have not made holes in the floor, walls or roof to examine what is underneath. Therefore, this preliminary assessment is based upon what I could see without damaging the building.

The third and probably most important part of this assessment is a list of recommendations for repair and restoration. I include suggested priorities on this list to aid the church's decision-making process. This is not intended as a comprehensive list. It is meant to outline for the congregation any potential problems in these areas that may need correction. To be of further assistance, I have included ballpark or rough estimates of potential costs of these repairs based on standard construction cost estimate reference sources. These rough cost estimates are to help Nineteenth Street Baptist plan the implementation of its work programs. I have prepared a periodic maintenance checklist to help keep track of problems and to record their rate of progress.

On the basis of my visit, I believe that Nineteenth Street Baptist should concentrate on the repair of gutters, downspouts and drainage and on the repair and restoration of the stone facades. The former is causing the most immediate damage; the latter is the church's largest and most expensive long-term problem.

I conclude with a list of potential functional improvements. These are changes that, while they cannot be considered critical to the physical upkeep of the building, will improve how Nineteenth Street Baptist serves its congregation and the greater community.



## **BRIEF BUILDING DESCRIPTION:**

### **Siting and History**

19th Street Baptist Church, originally the Memorial Church of the Holy Comforter, is located in the Point Breeze section of South Philadelphia. It was originally established as a mission church by St. Paul's Episcopal Church located at 3rd and Pine Streets. The main sanctuary is on the southeast corner of the intersection of 19th and Titan Streets. A tall tower, since dismantled, stood at the intersection; only the base remains. A narrow court separates the sanctuary from the Parish house on the south; the Parish house extends back from the street well in to the middle of the block. The buildings date from 1875, making the complex the earliest major religious structure in this section of the city. The original materials and configuration of the building remain largely intact.

The building has many of the significant characteristics of the period and of the important Philadelphia architectural firm of Furness and Hewitt. The complex composition of the two forms of the Parish house and the sanctuary, the picturesque skyline and the varied building materials all show a high level of design sophistication. Any repairs or rehabilitation should keep the retention of these features a top priority.

### **Materials**

The exterior bearing walls are a combination of green serpentine and brownstone and cream-colored limestone. This combination of richly colored materials, or "structural polychromy," is typical of the High Victorian period; these stones were valued more for their integral colors than for their durability as construction materials. Early failure of the serpentine must have prompted the application of the cement-based stucco that now covers most of the building. The less visible exterior walls away from the street are brick; many of these have also been stuccoed. The roofs over the sanctuary and the front part of the parish house are relatively complex and steeply pitched. The remaining roofs over the rear of the parish house, the stair hall and the connector are flat or shallowly pitched roofs. All roofs are now clad in asphalt shingles or built-up roofing. Roof and floor structures are wood. The foundation walls are rubble stone and the basement has an unfinished earth floor.

## **DESCRIPTION OF EXISTING BUILDING CONDITIONS:**

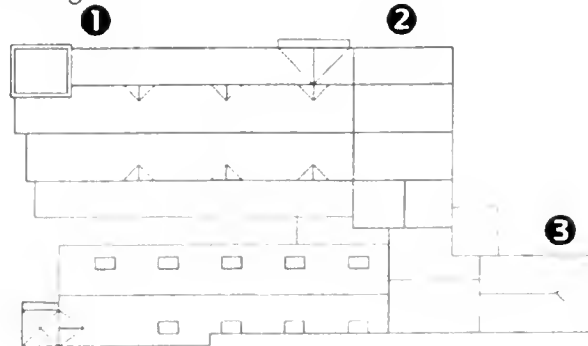
### **Roofs**

Roofs have been replaced with asphalt shingles and appear to be in good condition. Most of the leaks are along the perimeter, where the roof meets the wall and suggest that the metal flashing is failing. Particularly severe problems





were noted at the walls and ceilings at the rear of the parish house, at the central stair hall and in the flat-roofed connector between the parish house and the sanctuary. There also are problems of water penetration where the main roof of the sanctuary meets the side of the tower. This is probably aggravated by the water being dumped directly on this joint by the rainwater leader from the tower roof. I have included an article from the New York Landmarks Conservancy's Common Bond that describes the general issues and problems of dealing with flashing.



#### Drainage

Missing rainwater conductors and clogged drains are causing water to splash on the walls. The damage is particularly severe at the southeast corner of the tower where the downspout is completely missing and the subsurface drain at the sidewalk is plugged up with debris<sup>①</sup>. A rainwater conductor from the tower is contributing to the problem by concentrating water into the joint between the tower and the main roof. Another location of serious damage is at the east end of the south wall of the sanctuary<sup>②</sup>. Both the gutter and the downspout have failed, causing considerable amounts of water to get into the interior. Other locations where there are signs of water spilling down the wall suggest that the gutters are blocked<sup>③</sup>.

#### Exterior walls

The most serious problem in this building is the condition of the exterior stone walls. Serpentine, fashionable as a building material in its day for its pronounced green color, has not proved to be durable. Serpentine is a particularly inconsistent stone, with many fine fissures and cracks; at Nineteenth Street completely sound blocks with the original finely honed and trimmed faces can be seen next to badly eroded ones. Other owners of buildings made of this stone have gone to elaborate means to restore the facades or apply a new veneer using a more durable stone.

Perhaps 50 years ago an attempt made to cover the stone at Nineteenth Street in a water-tight concrete veneer colored and patterned to look like the serpentine.



Although it appears that most loose stone was honed away, a poor bond was made between the concrete and the stone; only a few nails driven into the mortar were used to secure the veneer. The concrete is quite thick in some places as it was applied over the deeply pitted stone to provide a smooth exterior surface. The weight of the concrete alone, without proper anchoring, may have caused it to pull away. Water continued to get into the wall and was trapped behind the concrete veneer, accelerating the deterioration of the stone and further loosening the bond with the concrete veneer. The result of this is that the concrete in many places is ready to fall off, creating a serious safety problem. A large portion of the concrete veneer on the front facade was easily removed; many other sections are bulging out or sound hollow when tapped. The section where the concrete has been removed reveals that much of the underlying stone is in poor condition; I was able to break off fist-sized chunks of the stone quite easily.

A large part of the problem is the lack of anchoring; this may be a blessing in disguise. Usually an application of metal mesh or scoring of stone faces is done to assure a tight bond. Because this was not done, the underlying stone, although deteriorated, has remained intact, leaving the possibility of at least partial restoration. Unfortunately, the restoration of a soft stone such as serpentine is laborious and expensive. In most cases it involves a stone-by-stone evaluation and treatment. The most deteriorated stones are excavated until sound stone is found. A patch containing materials similar to the original stone is applied, usually in layers, and finished to resemble the dressed face of the stone.

### **Foundations**

Foundation walls appear sound and dry with little loss of mortar. The few areas of mortar loss are related to the most deteriorated sections of stone on the exterior walls above. Water is getting in at these areas, principally around the tower, and migrating down through the wall. The basement floor is clear of debris and appears relatively dry. The wood joists that support the first floor appear sound, although there is some sign of rot at the points where the joists meet the damaged parts of the wall.

### **Interior finishes**

Finishes are in good condition, except in localized areas where there is severe damage from infiltrating water. The exterior problems of drainage and damaged stone clearly must be corrected before any interior patching is done in these areas. The small room to the north of the sanctuary is probably in the worst condition; a large section of the ceiling plaster is gone and the remaining lath is damp to the touch. The carpet is wet and the plaster on the wall is spalling. The



spalled plaster on the ceiling of the vestibule in the tower and the joint between the roof and the tower shows that considerable water is getting in at these areas

#### **Stained glass**

A survey performed by Jean Farnsworth on June 9, 1993, described the windows and their condition in detail. Overall condition was rated good to fair. General problems were noted on the ornamental windows including deterioration of the glass paint and build-up of dirt. There was concern that a fair amount of the window borders were lost in the restoration in the mid-1970s. The window at the altar, by Slack and Booth, is in good condition, although the left quatrefoil requires releading. The stone frame around the window shows considerable deterioration, particularly on the exterior. Acrylic protection panels are not vented, allowing heat and moisture to build up and accelerate the decay of the leading. Introduce weep holes by drilling holes at the top and bottom of the frames and consider including weep holes in the installation of any replacement panels as the plastic ages and gets more opaque. I have included an article from our newsletter, *Inspired*, on the ventilation of stained glass windows for your reference.

#### **Windows**

Window frames are generally sound, although individual stripping and repainting is required. I detected moderate rot in some of the sills, particularly those in the dormers at the second floor fellowship hall. A full survey of the windows should be done to evaluate the condition and required repair of each one.

#### **Heating system**

One oil-fired hot air furnace serves the entire complex. There is some difficulty in heating more distant parts of the building, particularly the rear part of the parish house, although the ducts appear to be appropriately sized and in good condition. There are no central controls to direct heating to different zones.

#### **Electrical system**

The basement window behind the electrical main is broken, allowing water to get in at this critical area; this should be repaired immediately. No other obvious hazards could be observed; most old wiring has been replaced and the main electrical panels and branch wiring are fairly new. Electrical service, rated at 200 amps should be adequate for Nineteenth Street Baptist's needs.



## **RECOMMENDATIONS:**

### **Repair of roof trim, gutters and rainwater conductors throughout complex:**

#### **Priority: immediate**

Most of the immediate severe damage at the church is caused by defective downspouts and drainage. Much of this should be easily corrected by the replacement of damaged and missing gutters and downspouts. Make sure the downspouts are properly tied in to subsurface drains and that the gutters are clear and functioning. Downspouts can be effectively replaced with plastic PVC pipe if there is a concern about theft or cost. Clear the subsurface drains that lead to the storm sewer; I noted a large amount of debris in the cast iron boot at the sidewalk on the north side of the tower. As a purely temporary measure, if it is not possible to use the subsurface drains, make sure that there are extensions on the rainwater conductors to direct the water away from the building's base.

### **Seal window opening in basement at electric main:**

#### **Priority: immediate**

Erosion of the sill and the basement floor suggest that a large amount of water is getting in at this location. Replace the window with a metal louver to allow ventilation without admitting water.

### **Structural investigation of the stone facade: apply new veneer and partly restore one section, if feasible:**

#### **Priority: immediate**

The concrete veneer is pulling away from the wall in many places, causing a potential safety problem. This safety risk and the continuing deterioration of the stone underneath mean that the church does not have the option of leaving the facades alone. The repair of soft, deteriorated sedimentary stone, such as the serpentine found at Nineteenth Street Baptist, is labor-intensive and requires a high level of skill.

The process would involve the following steps:

- 1) Remove the existing cement stucco veneer.
- 2) Evaluate the condition of the stone.
- 3) Replace, patch or hone down deteriorated stones, perhaps restoring only one area at a time.
- 4) Reclad the rest of the exterior with a properly anchored, permeable weathering surface.





Given the intricacy of the problem, I strongly recommend that the church engage an architect with experience in stone conservation to perform an analysis and put together outline specifications and drawings. It may be that most of the church will have to be reclad with a well-secured cementitious veneer and that only a small portion of the stone in a prominent location can be restored. Several different approaches could be used in restoring the stone.

Individual stones could have the decayed part honed away and patched with a mortar mix that matches the stone in content and appearance. This would be most effective if the entire face of the stone is damaged only to a depth of one or two inches. Patched areas should have holes drilled into the existing stone to assure proper bonding and the patching material should be applied in layers, with the outer layer tooled to resemble the texture of the surrounding stones. If the stones are sufficiently thick, the deteriorated stone can be removed and turned around so that the unweathered face is on the exterior. Deteriorated stones can be replaced with more intact stones from less visible parts of the facade, possibly using the stone that lines the court between the sanctuary and the parish house. I have included an article from Old House Journal that describes the process of repairing soft stones similar to serpentine.

**Repair flat roof at corner tower:**  
**Priority: immediate**

The roof that was put in to replace the demolished tower appears to be leaking, on the basis of the damage that could be seen in the vestibule below. Although I could not see this roof, I believe a full replacement is probably in order. Particular attention should be paid to the slope on the roof and the joint where it meets the existing wall. Make sure that there are adequate drains for the roof and that they do not dump at a critical location, as they do now, where the roof of the nave meets the tower.

**Repair of wood window sills and frames throughout complex:**  
**Priority: within one year, can be phased**

Wood window frames throughout the complex should be inspected to determine which require repair or replacement. The sills at the dormer windows in Satchell Fellowship hall are particularly deteriorated and may require full replacement.

**Heating and electrical upgrades:**  
**Priority: within one year**

Contact Andrew Rudin of the Interfaith Coalition on Energy at (215) 635-1122. He can supply valuable information on how you can make sure you are getting the best utility rate and how to save money with little or no additional expense.



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Although the utility bills may be considered fairly reasonable, there may be better ways to direct heat to the proper zones as needed. This, coupled with ideas about supporting multiple functions more effectively, makes conducting a review of the existing system's efficiency an appropriate place to start. I have included a two-page summary of the services his organization provides.

**Stained glass cleaning and restoration:**

**Priority: within the next 2 to 3 years; can be phased**

Stained glass, as previously noted is in good condition overall; it is mostly in need of cleaning and the restoration of the black vitreous paint. Cleaning and restoration should be done by a professional to avoid further loss of the fragile paint; PHPC can supply a list of local firms that specialize in stained glass restoration. Consider installing weep holes in the protective panels to prevent the build-up of heat and moisture that is leading to deterioration of the windows; the enclosed article from Inspired includes tips and suggestions for the installation of weepholes.

## **POTENTIAL FUNCTIONAL IMPROVEMENTS**

**Handicapped access ramp between the sanctuary and parish hall**

This is an appropriate location for a ramp that would make most of the first floor handicapped accessible, while keeping the visual impact to the front of the church to a minimum. There is adequate length for a ramp, although there may be some clearance problem around the air conditioning unit for the sanctuary.

## **CONCLUSION**

It is the intention that this preliminary assessment will be used in Nineteenth Street Baptist's planning for the future. Please contact me for further references on contractors and professional architectural and engineering services. Where possible, I have made suggestions for improvements related to life safety, emergency egress and Americans with Disabilities (ADA) accessibility requirements. If there are issues of life safety, code compliance or hazardous materials, it is recommended that the church retain a consultant to advise it on these issues or that the church reviews these issues with the appropriate governmental agency.

I will be glad to discuss with you any questions relating to the selection of contractors, professional services or ways to ascertain code compliance. I can also provide general guidelines to assist in preparing construction contracts.



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### PRELIMINARY COST ESTIMATE:

Description	Unit cost	Units	Sub-total	TOTAL
<b>Replace built-up roofing at tower:</b>				
Remove existing built-up roof:	\$2.00 SF	150 SF	\$300	
Install 5-ply built-up roof:	\$3.00 SF	150 SF	\$450	
Metal flashing	\$5.00 LF	50 LF	\$250	\$700
<b>Replace two rainwater conductors at Titan Street:</b>				
PVC rainwater conductor	\$3.00 LF	40 LF	\$120	\$120
<b>Repair and replace gutters throughout:</b>				
Gutter removal:	\$2.50 LF	250 LF	\$625	
New concealed metal gutter:	\$7.00 LF	250 LF	\$1,750	\$1,750
<b>Conduct Energy Audit:</b>				
Consulting Fee:	\$400.00			\$400
<b>Repair and replace gutters throughout:</b>				
Remove existing flashing:	\$2.50 LF	30 LF	\$75	
New metal flashing:	\$10.00 LF	30 LF	\$300	\$375
<b>Replace window at basement:</b>				
Metal Louver:	\$40.00 EA	1 EA	\$40	\$40
<b>TOTAL IMMEDIATE EXPENSES:</b>				<b>\$3,385</b>



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## COST ESTIMATE CONTINUED

### Restore and repair all stone facades:

#### Scaffolding, Demolition and Stabilization:

Scaffolding (for 3 months):	\$1.50 SF	7500 SF	\$11,250	
Remove existing concrete veneer:	\$2.00 SF	7500 SF	\$15,000	
Dumpster rental:	\$1,200.00 EA	1 EA	\$1,200	
Disposal:	\$20.00 CY	100 CY	\$2,000	
Remove & undercut deteriorated stone:	\$5.00 SF	3750 SF	\$18,750	\$48,200

#### Alternate 1: Restore Masonry [assuming 50% of stone requires restoration]

Drill holes @ 2" o.c. in stone face	\$1.00 SF	3750 SF	\$3,750	
Patch damaged stone:	\$15.00 SF	3750 SF	\$56,250	
Repoint joints:	\$2.50 SF	7500 SF	\$18,750	\$75,000

#### Alternate 2: Install New Patterned Concrete Veneer

New patterned 3 coat stucco veneer	\$4.00 SF	7500 SF	\$30,000	
Metal lath	\$0.60 SF	7500 SF	\$4,500	\$34,500

<b>COST RANGE FOR MASONRY REPAIR AND RESTORATION:</b>	<b>maximum:</b>	<b>\$123,200</b>
	<b>minimum:</b>	<b>\$82,700</b>

### Install handicapped ramp in courtyard:

Concrete and formwork	\$350.00 CY	4 CY	\$1,400	
Metal pipe railing	\$20.00 LF	36 LF	\$720	\$2,120

<b>TOTAL ESTIMATED COST FOR NECESSARY REPAIRS:</b>	<b>maximum:</b>	<b>\$128,705</b>
	<b>minimum:</b>	<b>\$88,205</b>





### Introduction

The Nineteenth Street Baptist Church, located on the southeast corner of Titan and Nineteenth streets in Philadelphia, although actively used, is currently in an advanced state of deterioration. Both extensive visible crumbling of exterior masonry walls and numerous roof leaks penetrating the interior finishes demonstrate, even to the most casual viewer, the immediacy and severity of current problems to the buildings.

### Statement of Purpose

While it was recommended that a comprehensive study be made of the physical conditions of all exterior envelope and structural systems, funding limitations at the present time have necessitated that the Church set the re-establishment of a watertight roof as its first priority. Accordingly Marianna Thomas Architects (MTA) was retained to review the present roof conditions and develop recommendations that would establish an outline scope of re-roofing work for budgeting purposes.

### Historical Background

The 1874 church, designed by noted Philadelphia architect Frank Furness, originally served an Episcopal congregation and was known as "The Memorial Church of the Holy Comforter". The edifice is essentially comprised of two east-west oriented structures linked by a corridor link at the rear. The northern building houses the Sanctuary, a single large cathedral-ceiling space, which though suffering active water degradation, is presently still largely intact. To the south, separated by a seven-foot alleyway, stands the two-story Fellowship Hall building. The primary space of this building, the Satchell Hall, is situated on the second floor and faces Nineteenth Street. Like the Sanctuary it is a generally intact cathedral-ceiling space. Originally a bell tower stood at the street corner of the site. Presently only the lower portion, that which is engaged directly to the Sanctuary, remains standing, although the bell itself was salvaged and is in the basement of the church [photos 1 & 2]. At the rear (eastern) ends of both buildings several additions and alterations have been made over the years. The alterations are of a more utilitarian nature than the original buildings and have generally created compromised roofing conditions.

### Overview Assessment

Prior to developing a "minimum" recommended scope of work specifically focusing on the roofing system, MTA made several independent walk-throughs of the structures in order to assess the overall extent of building degradation. Additionally, walk-throughs were made with structural engineer Richard Ortega, P.E. of Ortega Consulting and Sam Saling of Saling Roofers, Inc. on June 25th and July 10th respectively. An appendix of photos has been included to give an overview of the existing condition of the structures. The following is a brief description of the various building envelope and structural systems:

**Foundation/Basement:** The basement is generally of standing-level height throughout with an earthen floor. Walls are primarily constructed of "Wissahickon" schist, with some localized



infill areas of common red brick. With the exception of the walls of the areaway emerging from the north side of the Sanctuary Building basement, which have shifted considerably and are in need of stabilization, the foundation walls at the building perimeter as a whole appear to be in sound condition. Wood floor joists and beams supporting the first floor frame directly into the masonry walls and are mortared tight. In several locations this has resulted in a substantial rotting of the wood members. Some of these have previously been identified and re-supported with supplemental posts. However there are several specific locations along the northern wall of the Sanctuary building which are currently in need of attention. There is also certain evidence of prior termite infestation particularly at the "Y" splayed beams below the Chancel. A thorough investigation of prior damage as well as confirmation that there is no current infestation would be prudent. Additionally, it should be noted that the vacant, refuse-laden, property abutting the church to the east undoubtedly serves to attract pests (including termites) to the adjoining buildings and should be remedied as soon as possible.

**Exterior Walls:** Cut brown and tan sandstone has been used at string courses, copings, and to dress door and window openings. Presently, in most locations it has been coated with a reddish-brown paint [photo 4]. The majority of the exterior was originally faced in local green Serpentine stone, laid up in a rectilinear ashlar coursing [photo 12]. The stone appears to be of non-uniform thickness, and in some cases originally cut as thin as 3 inches. The Serpentine stone is inherently a relatively poor exterior building material, being susceptible to acid rain erosion and de-lamination. As a result of extensive erosion, most of the Serpentine portions of the building facades have been covered with stucco some years ago. The stucco was pigmented to a pistachio color and scored in a running bond pattern with a slightly reddish joint color in an attempt to maintain some correlation to the original ashlar-patterned, red-mortared Serpentine stone [photo 3]. Unfortunately the hard, low-porosity stucco accelerates deterioration of the original stone substrate by retarding evaporation of moisture which becomes trapped behind the stucco. Additionally, the stone for the most part seems not to have been mechanically keyed to the back-up rubble stone wall, but rather simply set in thick beds of mortar. Consequently water penetrating into the wall, either from roof-level failures above or laterally through cracks in the stucco, tends through freeze-thaw cycles to internally erode the mortar and de-laminate the facing Serpentine stone from the back-up stone [photo 20]. The most advanced areas of deterioration however are related to malfunctioning roof drainage systems along the eastern end of the Titan street facade and the northeastern corner of the "first addition" to the Fellowship Hall [photos 21 & 24 respectively]. Structural stabilization of the masonry of these two localized areas is felt to be of sufficient importance that they have been included as part of the attached scope of work. In light of the churches limited financial resources, which at the present time preclude addressing the widespread stucco de-lamination, it is strongly recommended that sidewalk areas below severely cracked portions of stucco be barricaded off to minimize the potential risk of injury to pedestrians from falling pieces. Furthermore, although not included as part of the present roofing project, it is recommended in areas such as the west gable end of the Sanctuary Building which are of great height and where stucco is visibly bulging, that the separating portions of stucco be mechanically removed (i.e. with a hammer).



**Structural Failures:** The framing of east-most roof of the Sanctuary Building [photos 17 & 18] has failed. The location of the failure is where a shed roof addition was built onto a earlier (probably original) hipped roof. The resulting roof configuration is also a source of unnecessary drainage complications. These conditions have necessitated us to propose reframing of this small (approximately 400 sq. ft.) area of roof in a simple shed profile.

A second area warranting immediate action in our opinion is the northeast corner of the first addition (the intersection of roofs R-40 & 41). At this location we have proposed that the second floor window (into the hallway adjacent to the stairwell) be infilled with masonry to compensate for the failing arch above the existing window which is causing structural failure of the entire corner of the building. Alternatively the entire corner of the building could be rebuilt, but this option would be considerably more expensive and therefore was not proposed. Two additional areas of obvious structural deterioration concern the east most addition to the Fellowship Hall. The first, a second floor cantilevered passageway is deflecting noticeably and has lost significant areas of stucco, exposing the underlaying wood lath and framing [photo 27]. The second is the east elevation. Failure at basement window head arches (not visible on the building's exterior due to dirt inappropriately stock-piled up against the wall) is causing progressive masonry failures higher on the wall [note visible cracks above right-hand window of photo 28]. Neither of these problems, though significant, were not included in the present roofing project.

**Roofing System:** Essentially all of the roofs of the original building are steeply sloped and presently have multiple layers of asphalt shingles. In most cases these shingles appear to be significantly beyond their life expectancy. The additions and alterations made over the years since the original construction have, particularly at the linkage between the buildings, created a number of low pitch roofs. The one story portion (roof "R-19" on Roof Plan) in particular does not drain and has received numerous mop applications of asphalt tar in repeated attempts to stem the water flow. In short, all of the roofs are in dire need of replacement.

**Roof Drainage System:** Drainage from the roofs of the Sanctuary and Fellowship Hall buildings was originally designed and built utilizing "pole gutters" throughout. This type of gutter functions essentially as a large diverter to channel water to down spouts located at the corners of the buildings. The "gutter" is created by installing an upright board on top of the roofing deck and cladding it in sheet metal using soldered joints (copper or terne usually). It appears that during one of the subsequent re-roofings the metalwork was redone in galvanized sheet metal and painted. At that time, for reasons which are not readily apparent, the extent of metalwork was expanded to include "wrapping" of the originally exposed decorative wood rafter tails [photo 40]. The inherent disadvantage of pole-type gutters is that whenever they become blocked (i.e. by leaves, snow, or ice) water backs up and becomes dammed on top of the roof, increasing the likelihood for roofing failure. This coupled with the greater expense of soldered sheet metal work has led us to specify their removal and substitution of a conventional (external) hanging gutter (with a half-round profile) instead. Back-ups in a hanging gutter result in water being discharged directly to the ground rather than backing up within the roof itself. (It should be noted that any gutter system requires routine maintenance inspections, at least semi-annually, to remove debris.) For cost reasons we have specified standard factory-finished brown aluminum for the gutter system.



## Appendix 3

### NINETEENTH STREET BAPTIST CHURCH Roofing Stabilization Assessment

The later additions to the buildings generally utilize built-in drain troughs at the eaves. These gutters are nearly 18 inches wide and are thus less likely to become impassable. It is beneficial that they have been constructed using a gravel stop type edge directly along the perimeter of the building with allows water to overflow the wall rather than become trapped on top of the roof in the event of gutter back-up. Although revising the slopes to allow use of conventional hanging gutters (like those being proposed on the remainder of the building) would offer increased protection, for cost reasons we have proposed that the current slopes be used and that the gutter areas be roofed using an adhered modified bitumen system to provide the increased protection needed.

**Roof Penetrations:** Generally it tends to be the interruptions within the roofing system, and the ensuing need for flashings and careful workmanship which lead to water penetration of the roof, rather than the main roofing system itself. For this reason we have indicated that any chimneys and vents which have been abandoned be removed down to below roof level and covered over. Likewise, in order to both reduce the potential for future leaks as well as minimize re-roofing costs we have indicated that the two badly deteriorated skylights on the flat roof between the two main buildings be removed and infilled with roof decking. (If the church wishes to restore back lighting to the two stained glass windows in that link, we recommend that ceiling-mounted flood lights be added at a later date.)

**Roof Level Masonry:** Although not strictly roof related, it is felt that joints in the gable-end parapet wall coping stones represent a significant potential source for water infiltration. Particularly owing to the relatively small extent of masonry copings on the buildings, their repointing was included in the roofing scope of work. Additionally, the Serpentine stone of the west gable-end chimney vent and cross on the Sanctuary is severely eroded on the west face. In light of the potential risk to persons using 19th Street, removal of the vent and cross has been recommended.

**Walls Adjoining the Roof:** Like the roof penetrations and parapet wall copings, walls directly adjoining roof areas represent another potential leak source. In the case of the Nineteenth Street Baptist Church, the two primary conditions are stucco walls and dormer/eaves woodwork. As previously noted under the "Exterior Walls" discussion, stucco was previously introduced to compensate for the degradation of the Serpentine stone veneer. Subsequent cracking of the stucco allows water to penetrate the face and travel downward within the thickness of the masonry wall. Ideally all stucco surfaced walls rising above roof areas should be fully restuccoed to mitigate the potential for interstitial water migration. Based on financial limitations, we have limited the scope of work to cutting in new flashings (at least back to the face of the original stonework) and therefore does not indicate repairs to the stucco above. The woodwork associated with dormers represents the second potential leak source. In some cases (such as the south-facing dormers on the Fellowship Hall Building) the dormers appear to never have been painted. In the remainder of dormers and eave trim areas, maintenance of paint coatings has been deferred for extended periods of time. As a result, the grain of essentially all exterior woodwork has opened extensively [photo 50] and if not irreparably damaged is in need of extensive consolidation. Again, while warranted, it was felt that restoration of the exterior





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woodwork of the building was beyond the current financial scope. (It should also be noted that glazing is missing in several windows.)

**Site Storm Water Piping:** Almost all of the buildings down spouts and at-grade collector "boots" are non-functional at the present time [photos 53 & 54] and have been scheduled to be completely replaced. In addition, it is reasonable to expect, based on grade-level observations, that nearly (if not intact) all underground pipes are blocked by various types of debris (including that from the deteriorating roof itself). Consequently, though not normally part of a roofers work, we have stipulated that all underground piping be rendered clear of debris out to the street.

**Unknown Conditions:** In the course of our walk-throughs we were able to access the vast majority of the exterior envelope. The single largest area for which access was not practical was the roof of the truncated (former) bell tower itself. We were not able to gain access to the attic space below this roof either inasmuch as the ceiling access panel was substantially encumbered with debris, including masonry fragments and moist decomposed matter. It is recommended as part of the re-roofing that access be restored to this area for inspection. Regardless, as part of the present roofing project, we included re-roofing of the tower with a modified bitumen roofing system. Additionally, due to the inherent sponginess of multiple layers of very deteriorated roofing, we were unable to gage with any certainty the extent to which the wood decking supporting the roof finishes may be damaged by prior water infiltration. Using our best guess, we have provided for an allowance of 5 percent replacement as part of the roofing work scope.

### Conclusion

At present the church structures are in a perilous state of disrepair. Active roof and wall leaks continue to accelerate this condition. In order to fully arrest the present deterioration it is necessary to address not only the actual roofing system but also the masonry wall systems, windows, exterior woodwork, and several localized areas of structural degradation. For financial reasons the present recommendations have been limited as much as possible to the roof system itself. These recommendations have been laid out in the following documents, as attached.

- Schedule of Work Scope (3 pages)
- Outline Technical Specifications (7 pages)
- Drawings (1 page each):
  - Roof Plan, dated 31 July 1996.
  - Detail A: Typical Eave Detail, dated 22 July 1996.
  - Detail B: Eave Detail at Roof Slope Change, dated 22 July 1996.
  - Detail C: Roof Framing Revision at R-13 & R-14, dated 22 July 1996.
  - Detail D1 & D2: Details at Stone Coping and Stucco Wall, dated 22 July 1996.
- Appendix (Existing Condition Photographs, 27 pages).

In the event that the costs of the above described work scope fall outside the resources obtainable, it is recommended that work be implemented on a building by building basis, prioritized as follows: 1)The main Sanctuary Building except Chancel and eastern additions, 2)Chancel and eastern additions to Sanctuary Building, 3)Fellowship Hall Building itself.



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Roofing Stabilization Assessment

4)Stair and linking portions between Sanctuary and Fellowship Hall buildings, 5)First Fellowship Hall Addition, and finally, 6)Second Fellowship Hall Addition.



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### NINTIETH STREET BAPTIST CHURCH Roofing Stabilization Assessment

#### SCHEDULE OF WORK SCOPE

Note: Also refer to "Roof Plan" and typical detail drawings "A" through "D", dated 22 July 1996 as well as "Outline Technical Specifications" as prepared by Marianna Thomas Architects, for more detailed information.

<i>Reference</i>	<i>Existing Application</i>	<i>Description of Proposed Work</i>
R-1, 18, 20, 32, 38 thru 39	Low pitch roofs (either: built-up asphalt composition roofing w/ asphalt surface, or rolled mineral-surfaced, fiberglass/ asphalt roofing; cold-applied)	Remove all roofing and flashings down to top of roof decking. Provide allowance for labor and materials for 5% replacement of wood deck planking (wherever rotted or damaged). Provide SBS-Modified Bituminous Membrane Roofing System complete with perimeter flashings and counterflashings.
R-19	Low pitch roof; built-up asphalt composition roofing w/ asphalt surface	Same as R-1 work scope, except that tapered insulation is also required to establish positive drainage as per detail "I". See "S-" references for skylight work.
R-2 thru 12, 15 thru 17, 21 thru 31, 33 thru 37, 40 thru 46	Moderate & Steep-pitched roofs (3-tab fiberglass/asphalt shingles)	Remove all roofing and flashings down to top of roof decking. Provide allowance for labor and materials for 5% replacement of wood deck planking (wherever rotted or damaged). Provide Asphalt Shingle Roofing System complete with perimeter flashings and counterflashings. Note: use Membrane roofing system at eaves where indicated as integral gutter. (See "G-" references on Roof Plan for where applicable.)
R-13 & 14	Moderate & Steep-pitched roofs (3-tab fiberglass/asphalt shingles)	Remove all roofing, flashings, <u>decking and roof framing</u> . Provide new mono-pitch roof framing and decking per detail "C". Provide Asphalt Shingle Roofing System complete with perimeter flashings and counterflashings. See also "N1" and "N4" for work required to masonry walls below.
S-1 & 2	Plate glass skylights	Remove skylights, curbing and appurtenances. Provide framing and decking infill at opening. (Work to interior finishes not required.)
G-1 thru 3, 16 thru 20	Pole gutters (presently covered by galvanized & painted fascia retrofit)	Remove pole gutters and related sheet metal completely down to top of roof decking. Provide undercoat and two finish coats of paint on exposed rafter tails and underside of decking. Provide new hanging gutters and appurtenances as per detail "A"
G-4 thru 12	Built-in eave gutters	Remove all roofing and flashings down to top of roof decking. Provide allowance for labor and materials for 5% replacement of wood deck planking (wherever rotted or damaged). Provide SBS-Modified Bituminous Membrane Roofing System, exposed for 2 feet minimum width horizontally. If used in conjunction with Asphalt Shingle Roofing System, extend Membrane System under Shingles sufficiently to reach a vertical height of not less than 24 inches above drainage path elevation of gutter.
G-13 thru 15, 21	Hanging gutters	Remove hanging gutters and related appurtenances completely down to top of roof decking. Provide undercoat and two finish coats of paint on exposed rafter tails and underside of decking. Provide hanging gutters and appurtenances as per detail "A".
G-14	Sheet metal "funnel" conductor	Remove sheet metalwork and replace to match sheet metal of remainder of new work.



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D-1 thru 4, 11, 12, 15	Cast iron roof drain within roof decking which elbows out through masonry wall below and is conducted via sheet metal downspout to cast iron boot/ pipe hub at grade.	Remove roof drain and all conductors (both sheet metal and cast iron) and appurtenances above grade. Replace cast iron boot/ pipe hubs at grade and provide paint finish (3 coats). Provide new sheet metal conductors (connected to hanging gutters). Patch masonry/stucco wall at former pipe penetration. Assume present underground piping is blocked by masonry and debris. Provide allowance for restoring drainage of underground piping out to street stormwater system.
D-5 thru 7, 10, 17, 18	Cast iron roof drain within roof decking which elbows out through masonry wall below and is conducted via sheet metal downspout to cast iron boot/ pipe hub at grade.	Same as D-1 except masonry wall at drain location is to be cut down to level of lowpoint of eave gutter and fitted with formed sheet metal scupper and external conductor head, complete with removable screening. Shift D-18 eastward to align with gutter below and provide bottom elbow to discharge along gutter path.
D-8 & 9, 14, 16	Exposed sheet metal downspout to cast iron boot/ pipe hub at grade.	Remove conductor. Provide new sheet metal conductors (connected to hanging gutters). Except at D-14 & 16 which do not have at grade connections, assume present underground piping is blocked by masonry and debris. Provide allowance for restoring drainage of underground piping out to street stormwater system. Paint cast iron boot/ pipe hubs at grade.
D-13	Cast iron pipe serving as open roof drain.	Remove interior box-out of pipe and ceiling finishes to the extent needed to revise roof drain. Revise piping as required to re-locate drain far enough away from wall to achieve clearances needed for drain unit and standard flashings. Provide new cast iron roof drain. Restoration of interior finishes not required.
M-1	Masonry roof vent with decorative (religious) cross.	Remove all masonry above present sill of vent openings. Salvage cross and store in Church basement on wood palette. Relocate coping stone from M-5 to close off opening.
M-2	Active chimney.	(No work)
M-3	Metal attic vent.	Verify that vent only serves to ventilate attic; if so, remove and infill decking as required prior to re-roofing.
M-4	Masonry roof vent.	Verify that vent is no longer used; if so remove to below decking level and infill decking as required prior to re-roofing.
M-5	Former roof access hatch.	Salvage present stone cap for re-use at M-1. Remove curbing. Infill decking as required prior to re-roofing.
M-6 & 7	Masonry chimney.	Verify that chimney is no longer used; if so remove to below decking level and infill decking as required prior to re-roofing.
M-8, 10, & 11	Cast iron vent pipe.	Retain. (Replace flashings.)
M-9	Active masonry chimney with metal flue & cap.	Repoint chimney. (Replace flashings.)
M-12	Masonry roof vent.	(No work)
MC	Masonry coping.	Cut out joints between stones to a depth 2-1/2 times the joint width and repoint with mortar. Note: Removal of present asphaltic sealant is required only for actual joint width.





## Appendix 3

### NINETEENTH STREET BAPTIST CHURCH Roofing Stabilization Assessment

N-1	Masonry wall below eaves of R-13 and R-14 (See photo 18.)	Remove delaminating stucco and face stone on north elevation from the following area: In plan dimension from west jamb of east-most door to east jamb of east-most window, and in sectional dimension from window sill level to top of wall. Salvage all sandstone trim for re-installation. Replace removed material with brick, toothed into backup masonry and re-stucco as per detail "C". (Note: Stucco may be un-scored and of standard gray color.) Restoration of interior finishes is <u>not</u> required.
N-2	Second floor portion of masonry wall at northeast corner of first addition to Fellowship Hall. (See photos 23 and 24.)	Remove second floor window and frame. Infill opening with 3 wythes of brick. Remove loose portions of eroded mortar at serpentine stonework and repoint. Re-stucco stone portions (only) of same wall.
N-3	Wood fascia boards (at upper and lower eaves and rakes)	Where fascia is clad in sheet metal, remove metal. Replace wood fascia boards. Cap entire fascia with sheet metal to match flashing material and finish.
N-4	Additional masonry wall area created by change of roof pitch	Extend existing masonry wall to meet new roof slope. Use minimum of 2 wythes of brick and finish with stucco. Provide metal clad wood rake fascia.
N-5	Roof ridge.	Cut back sheathing as required and provide ridge vent to attic.



#### OUTLINE TECHNICAL SPECIFICATIONS

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##### A. Asphalt Shingle System:

1. Square-Tab, Fiberglass Strip Shingles: Mineral-surfaced, self-sealing, 3-tab, fiberglass-based, strip asphalt shingles, complying with: a)ASTM D 3018 - Type I, b) wind-resistance-test requirements of ASTM D 3161, and c)UL listed Fire-Test-Response Classification Class C. Provide Architect's selections from manufacturer's full range of colors, textures, and patterns for asphalt shingles of type indicated. Hip and Ridge Shingles are to be job-fabricated units cut from actual asphalt shingles used. Layout shingles using 1/2 shingle spacing offset at succeeding courses.

2. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to: 1)Atlas Roofing Corp, 2)Bird, Inc., 3)The Celotex Corporation, 4)CertainTeed Corporation, 5) Custom Roofing Company, 6)Elk Corporation of America, 7)GAF Building Materials Corporation, 8)Georgia-Pacific Corp., 9)GS Roofing Products Co., Inc., 10)Owens-Corning Fiberglas Corp., or 11)Tamko Asphalt Products, Inc.

3. Standard Roofing Manufacturer's Warranty: Provide Manufacturer's standard warranty, signed by manufacturer agreeing to repair or replace asphalt shingles that fail in materials or workmanship within but not less than 20 years after date of Substantial Completion.

4. Extra Stock: Furnish 1 square coverage of asphalt shingles, identical to those to be installed, in unbroken bundles as Owner's stock extra material.

5. Open-Valley Metal Flashings shall be inverted "V" profile at center of valley and extending at least 12 inches in each direction from centerline of valley. Center a 36-inch-wide waterproof underlayment in valley and secure with only enough nails to hold in place until asphalt shingles are installed. Lap roof underlayment over valley underlayment at least 6 inches. Comply with ARMA and NRCA recommendations.

6. Felt Underlayment: Type II, 36-inch-wide, asphalt-saturated organic felt, complying with ASTM D 226 (No. 30) or ASTM D 4869. Apply 1 layer of felt underlayment horizontally over entire surface to receive asphalt shingles, lapping succeeding courses a minimum of 2 inches, end laps a minimum of 4 inches, and hips and valleys a minimum of 6 inches. Fasten felt with sufficient number of roofing nails to hold underlayment in place until asphalt shingle installation. Omit felt underlayment at areas of waterproof underlayment. Lap felt underlayment over waterproof underlayment as recommended by manufacturer but not less than 2 inches.

7. Waterproof Underlayment: Minimum 40-mil-thick, self-adhering, polymer-modified, bituminous sheet membrane, complying with ASTM D 1970. Subject to compliance with requirements, manufacturers offering products that may be incorporated in the Work include, but are not limited to, the following: 1)WinterGuard; CertainTeed Corporation, 2)Bituthene Ice and



## Appendix 3

### NINTEENTH STREET BAPTIST CHURCH Roofing Stabilization Assessment

Water Shield; W.R. Grace & Co., 3)Nordshield Ice and WaterGuard; Nord Bitumi US, Inc., 4)F210; Northern Elastomeric, Inc., 5)Polyguard Deck Guard; Polyguard Products, Inc., 6)Polyken 640 Underlayment Membrane; Polyken Technologies; Kendall Co. Division, 7)QSC-707; Quaker Construction Products, Inc., or 8)Moisture Guard; Tamko Asphalt Products, Inc. Provide primer when recommended by underlayment manufacturer. Apply waterproof underlayment at eaves. Cover deck from eaves to at least 24 inches inside exterior wall line. In addition to eaves, apply waterproof underlayment in place of felt underlayment at valleys and where abutting vertical surfaces (extending 24 inches minimum from said surface).

8. Ridge Vent: High-density polypropylene, nonwoven modified polyester, or other UV-stabilized plastic designed to be installed under asphalt shingles at ridge. Subject to compliance with requirements, manufacturers offering products that may be incorporated in the Work include, but are not limited to, the following: 1)Ridge Filter Shinglevent; Air Vent, Inc., 2)Ridge Filtervent; Air Vent, Inc. (for Class A), 3)Cobra Ridge Vent; GAF Building Materials Corporation, 4)Roll Vent; Obdyke: Benjamin Obdyke, Inc., or 5)Trimline; Trimline Roof Ventilation Systems.

9. Asphalt Plastic Cement: Nonasbestos fibrated asphalt cement, complying with ASTM D 4586.

10. Nails: Aluminum, 0.120-inch-diameter barbed shank, sharp-pointed, conventional roofing nails with a minimum 3/8-inch-diameter head and of sufficient length to penetrate 3/4 inch into solid decking or at least 1/8 inch through plywood sheathing. Staples will not be permitted.

11. Installation: Inspect decking. Replace unsound wood. Clean substrates of projections and substances detrimental to application. Cover knotholes or other minor voids in substrate with sheet metal flashing secured with noncorrosive roofing nails. Comply with manufacturer's instructions and recommendations but not less than those recommended by ARMA's "Residential Asphalt Roofing Manual" or "The NRCA Steep Roofing Manual."

#### B. SBS-Modified Bituminous Membrane Roofing System:

1. Provide a watertight, two-ply, modified bituminous membrane roofing and base flashing system with compatible components that will not permit the passage of liquid water and will withstand wind loads, thermally induced movement, and exposure to weather without failure. Roofing system shall comply with Fire (ASTM E 108)/Windstorm Classification (FM) Class 1C-60, Roofing system manufacturer's written design instructions, and SPRI's "Wind Design Guide for Adhered Roofing Systems. Install modified bituminous membrane roofing system according to roofing system manufacturer's written instructions and applicable recommendations of NRCA/ARMA's "Quality Control Recommendations for Polymer Modified Bitumen Roofing." Products and installation techniques requiring torches will not be permitted.

2. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to: 1)The Celotex Corp., 2)Firestone Building Products Co., 3)GAF Building Materials Corp., 4)GS Roofing



## Appendix 3

### NINETEENTH STREET BAPTIST CHURCH Roofing Stabilization Assessment

Products Co., Inc., 5)Koppers Industries, Inc., 6)Nord Bitumi U.S., Inc., 7)Siplast, Inc., or 8)Tamko Roofing Products, Inc.

3. Standard Roofing Manufacturer's Warranty: Submit a written warranty, without monetary limitation, signed by roofing system manufacturer agreeing to promptly repair leaks in the roof membrane and base flashings resulting from defects in materials or workmanship for 15 year warranty period.

4. SBS-Modified Bituminous (Facing) Sheet, Mineral-Granule Surfaced: SBS-modified asphalt sheet, with continuous layer of mineral granules factory applied to top exposed surface; suitable for application method specified; manufacturer's standard thickness and weight; reinforced with glass-fiber mesh or nonwoven glass-fiber mat; grey granule color; for use as finish ply of 2-ply, modified bituminous membrane roofing.

5. SBS- Modified Bituminous (Base) Sheet: SBS-modified asphalt sheet, smooth surfaced, dusted with fine parting agent on both sides; suitable for application method specified; manufacturer's standard thickness and weight (50 lb/100 sq. ft., minimum); reinforced with glass-fiber mesh or nonwoven glass-fiber mat; for use as base ply of 2-ply, modified bituminous membrane roofing.

6. Fiberglass Felt Underlayment: Asphalt-impregnated, glass-fiber felt, complying with ASTM D 2178, Type IV. Mechanically fasten to substrate.

7. Sheathing Paper Underlayment: 5-lb/square red rosin, sized building paper conforming to FS UU-B-790, Type I, Style 1b.

8. Auxiliary Materials: Furnish auxiliary materials recommended by roofing system manufacturer for intended use and compatible with SBS-modified bituminous roofing. Liquid-type auxiliary materials shall meet VOC limits of authorities having jurisdiction.

9. Cold-Applied Adhesive: Provide roofing system manufacturer's standard asphalt-based, 1- or 2-part, asbestos-free, cold-applied adhesive specially formulated for compatibility and use with modified bituminous membrane roofing and flashings.

10. Mastic Scalant: Polyisobutylene, plain or modified bituminous, nonhardening, nonmigrating, nonskinning, and nondrying.

11. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions of FM 4470; designed for fastening base sheets, base-ply felts, and base flashings and for backnailing modified bituminous membrane to substrate; tested by manufacturer for required pullout strength; and acceptable to roofing system manufacturer.

12. Substrate Joint Tape: 6 or 8 inches wide, coated, glass-fiber joint tape.





## Appendix 3

### NINTH STREET BAPTIST CHURCH Roofing Stabilization Assessment

13. Insulation Accessories: Furnish roofing insulation of type and with accessories as recommended by insulation manufacturer for intended use and compatible with sheet roofing material.
14. Board-type Insulation: Rigid, preformed, tapered, cellular polyisocyanurate thermal insulation with core formed by using HCFCs as blowing agents complying with ASTM C 1289, facer Type II, felt or glass-fiber mat on both major surfaces. Provide preformed saddles, crickets, tapered edge strips, and other insulation shapes where indicated for sloping to drain. Fabricate with taper of 1/4 inch per 12 inches, unless otherwise indicated.
15. Insulation Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions of FM 4470, designed for fastening roofing insulation to substrate, tested by manufacturer for required pullout strength, and acceptable to roofing system manufacturer.
16. Roof Drains: Provide unit for 4" diameter pipe size with heavy duty cast-iron body, clamping ring w/ stainless steel fasteners, and epoxy-coated, cast aluminum dome strainer. Set 30-by-30-inch metal flashing in bed of asphalt roofing cement on completed modified bituminous membrane roofing. Cover metal flashing with modified bituminous stripping extending a minimum of 4 inches beyond edge of metal flashing onto field of roof membrane. Clamp roof membrane, metal flashing, and stripping into roof-drain clamping ring.

#### C. Flashing and Sheet Metal Fabrications:

1. General Requirements: Fabricate and install sheet metal flashing and trim to comply with performance requirements, manufacturer's installation instructions, and recommendations of SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal, and other characteristics of the item indicated. Provide for expansion by spacing movement joints at maximum of 10 feet with no joints allowed within 24 inches of corner or intersection. Where lapped or bayonet-type expansion provisions in Work cannot be used or would not be sufficiently weatherproof and waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with mastic sealant (concealed within joints). Metal Flashings shall be job-cut to sizes and configurations required. Install metal flashing and trim as indicated and according to details and recommendations of the "Asphalt Roofing" section of "The NRCA Steep Roofing Manual" and ARMA's "Residential Asphalt Roofing Manual."
2. Factory-Painted Aluminum Sheet: ASTM B 209, alloy 3003-H14, with a minimum thickness of 0.024 inches unless otherwise indicated; coated with manufacturer's standard baked enamel finish in brown color.
3. Gutters: Provide 0.0320 inch thick (minimum) aluminum gutters pre-manufactured with half-round profile; 6 inch diameter. Provide cast aluminum adjustable brackets by same manufacturer as gutters and of same finish color. Brackets shall be of type supporting gutter from below and anchored to side of exposed rafters (per detail "A"). Provide bracket at every rafter (approximately 24" o.c.).



## Appendix 3

### NINETEENTH STREET BAPTIST CHURCH Roofing Stabilization Assessment

13. **Insulation Accessories:** Furnish roofing insulation of type and with accessories as recommended by insulation manufacturer for intended use and compatible with sheet roofing material.

14. **Board-type Insulation:** Rigid, preformed, tapered, cellular polyisocyanurate thermal insulation with core formed by using JICFCs as blowing agents complying with ASTM C 1289, facer Type II, felt or glass-fiber mat on both major surfaces. Provide preformed saddles, crickets, tapered edge strips, and other insulation shapes where indicated for sloping to drain. Fabricate with taper of 1/4 inch per 12 inches, unless otherwise indicated.

15. **Insulation Fasteners:** Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions of FM 4470, designed for fastening roofing insulation to substrate, tested by manufacturer for required pullout strength, and acceptable to roofing system manufacturer.

16. **Roof Drains:** Provide unit for 4" diameter pipe size with heavy duty cast-iron body, clamping ring w/ stainless steel fasteners, and epoxy-coated, cast aluminum dome strainer. Set 30-by-30-inch metal flashing in bed of asphalt roofing cement on completed modified bituminous membrane roofing. Cover metal flashing with modified bituminous stripping extending a minimum of 4 inches beyond edge of metal flashing onto field of roof membrane. Clamp roof membrane, metal flashing, and stripping into roof-drain clamping ring.

#### C. Flashing and Sheet Metal Fabrications:

1. **General Requirements:** Fabricate and install sheet metal flashing and trim to comply with performance requirements, manufacturer's installation instructions, and recommendations of SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal, and other characteristics of the item indicated. Provide for expansion by spacing movement joints at maximum of 10 feet with no joints allowed within 24 inches of corner or intersection. Where lapped or bayonet-type expansion provisions in Work cannot be used or would not be sufficiently weatherproof and waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with mastic sealant (concealed within joints).

Metal Flashings shall be job-cut to sizes and configurations required. Install metal flashing and trim as indicated and according to details and recommendations of the "Asphalt Roofing" section of "The NRCA Steep Roofing Manual" and ARMA's "Residential Asphalt Roofing Manual."

2. **Factory-Painted Aluminum Sheet:** ASTM B 209, alloy 3003-H14, with a minimum thickness of 0.024 inches unless otherwise indicated; coated with manufacturer's standard baked enamel finish in brown color.

3. **Gutters:** Provide 0.0320 inch thick (minimum) aluminum gutters pre-manufactured with half-round profile; 6 inch diameter. Provide cast aluminum adjustable brackets by same manufacturer as gutters and of same finish color. Brackets shall be of type supporting gutter from below and anchored to side of exposed rafters (per detail "A"). Provide bracket at every rafter (approximately 24" o.c.).



## Appendix 3

### NINETEENTH STREET BAPTIST CHURCH Roofing Stabilization Assessment

4. Lime: ASTM C 207, Type S. Hydrated Lime for Masonry Purposes or Federal Spec SS-L-351 B.
5. Sand: ASTM C 144, or Federal Spec SS-A-281 B(1), paragraph 3.1.
6. Water: Clean and free from deleterious amounts of acids, alkalis or organic materials which might impair bond or strength.
7. Masonry accessories (if needed): New anchors, straps and continuously threaded dowels shall be stainless steel, type 302/304. Dimensions and sections shall be as shown on structural drawings and details.
8. Grout (if needed): Non-shrink non-metallic grout: Pre-mixed, factory- packaged, non-staining, non-gaseous grout complying with CE CRD-C568. Provide Five Star Grout manufactured by U.S. Grout Corporation, Fairchild, Connecticut, or formula recommended by U.S. Grout for this application.

#### E. Sealants

1. Elastomeric joint sealants: Provide single-part non-sag urethane sealant, Type S, Grade NS, Class 25, for applications in exterior and interior joints in vertical surfaces of concrete and masonry, between metal and concrete, stucco, brick or stone. Subject to compliance with requirements, manufacturers offering products that may be incorporated in the Work include, but are not limited to, the following: 1) Dynatrol I; Pecora Corp., 2) Sikaflex-1a or 15LM; Sika Corp., 3) Sonolastic NP 1; Sonneborn Bldg. Prod. Div., or 4) Dymonic; Tremco.

#### F. Carpentry

1. Lumber Standards: Comply with DOC PS 20, "American Softwood Lumber Standard," for lumber and with applicable grading rules of inspection agencies certified by American Lumber Standards Committee Board of Review. Where nominal sizes are indicated, provide actual sizes required by DOC PS 20 for moisture content specified. Where actual sizes are indicated, they are minimum dressed sizes for dry lumber. Provide dressed lumber, S4S, unless otherwise indicated. Provide dry lumber with 19 percent maximum moisture content at time of dressing for 2-inch nominal thickness or less, unless otherwise indicated.
2. Moisture Resistance Treatment: Pressure treat aboveground items with waterborne preservatives to a minimum retention of 0.25 lb/cu. ft. After treatment, kiln-dry lumber and plywood to a maximum moisture content of 19 and 15 percent, respectively. Treat indicated items and the following: 1) Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing, and 2) Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.



## Appendix 3

### NINETEENTH STREET BAPTIST CHURCH Roofing Stabilization Assessment

3. Framing Lumber: Provide framing of Grade No. 2 of any of the following species:  
1) Douglas fir-larch north; NLGA, 2) Hem-fir north, NLGA, or 3) Spruce-pine-fir north; NLGA.
4. Exposed Boards: Where boards will be exposed in the finished work, provide Eastern white pine species, D Select grade per NELMA or NLGA rules. Match actual sizes and profiles of existing limber.
5. Concealed Boards: Where boards will be concealed by other work, provide Spruce-pine-fir, Standard per WCLIB rules or No. 3 Common per WWPA rules. Match actual sizes and profiles of existing limber.
6. Cants, Blocking and Nailers: Provide No. 3 or Standard grade lumber wood.

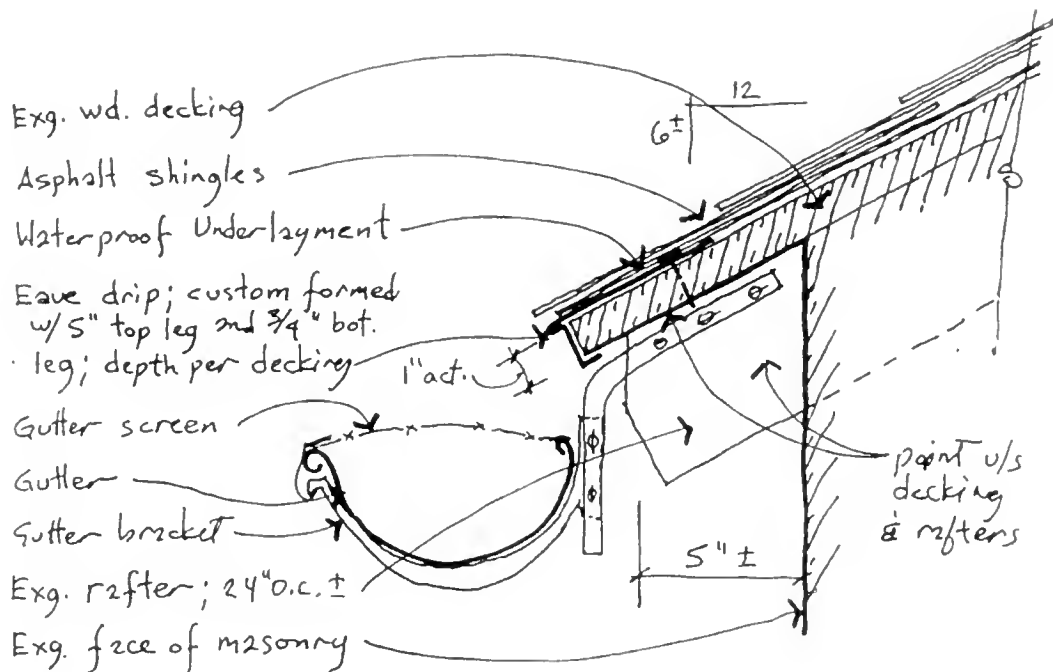
#### G. Painting

1. Painting of Exterior Wood (existing or new): Wire brush to remove any loose paint. Prepare surfaces so that they are clean, dry, and free of dirt, oil, grease, chalk and other contaminants. Brush apply each of the following paint coatings on site, under conditions conforming to manufacturer's printed recommendations, and achieving dry film thickness of 1.8-2.2 mils (except where otherwise noted):  
1st Coat: Alkyd product "Sea Shore/Four Seasons Primer Coat, 056-277 product line" (factory tinted gray) as manufactured by M.A. Bruder. Do not field tint.  
2nd Coat: Silicone Alkyd high gloss product conforming to Federal Specification TT-E-00490 "Rust-O-Lastic Silicone Alkyd Coating, 069 product line" as manufactured by M.A. Bruder. Provide factory mixed colors only.  
3rd Coat: Same product as 2nd coat.

(END OF TECHNICAL SPECIFICATIONS)







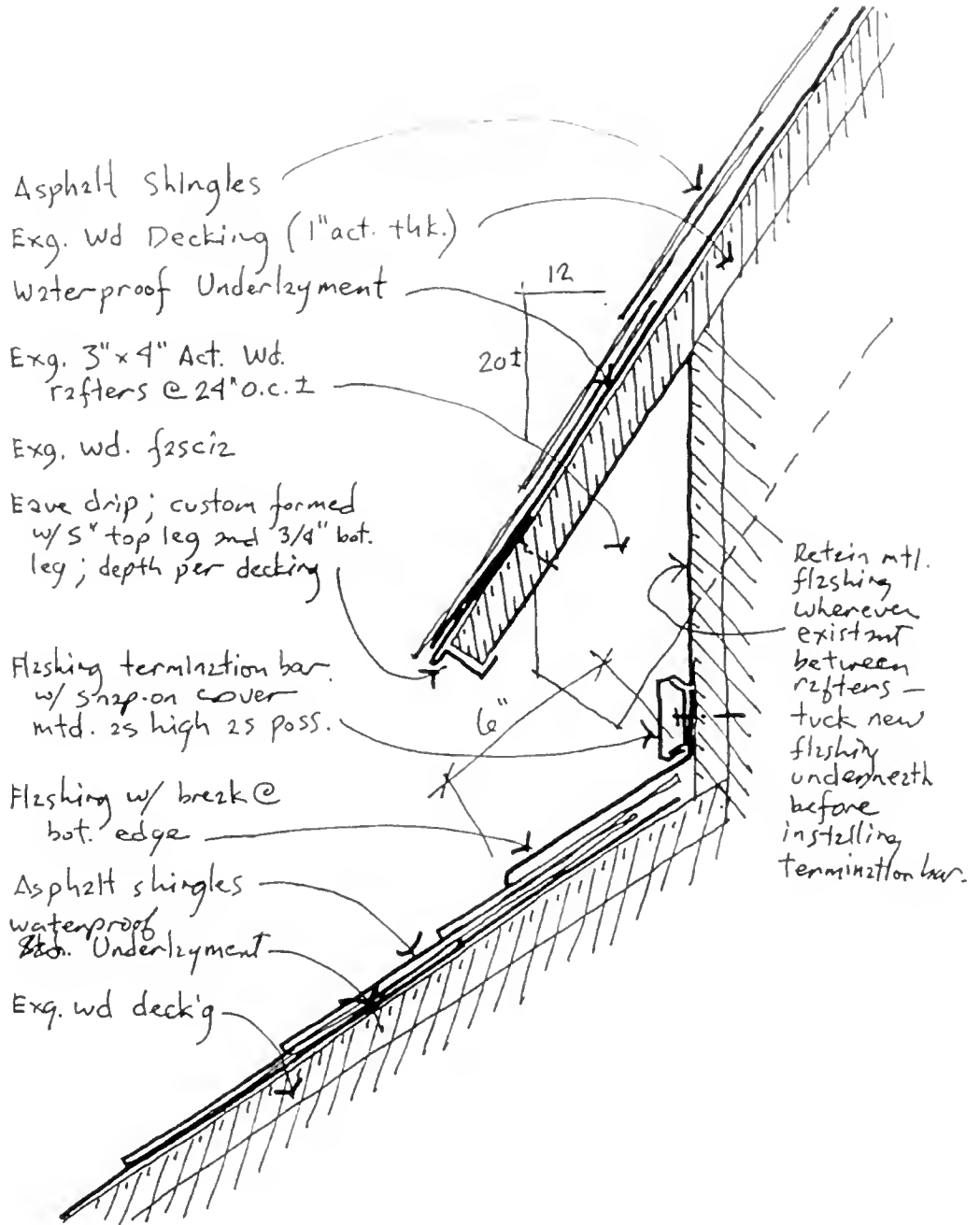
(A) **TYPICAL EAVE DETAIL**  
3"=1'-0"

section

NINETEENTH STREET BAPTIST CHURCH · Philadelphia, PA  
MARIANNA THOMAS ARCHITECTS

22 JULY 1996





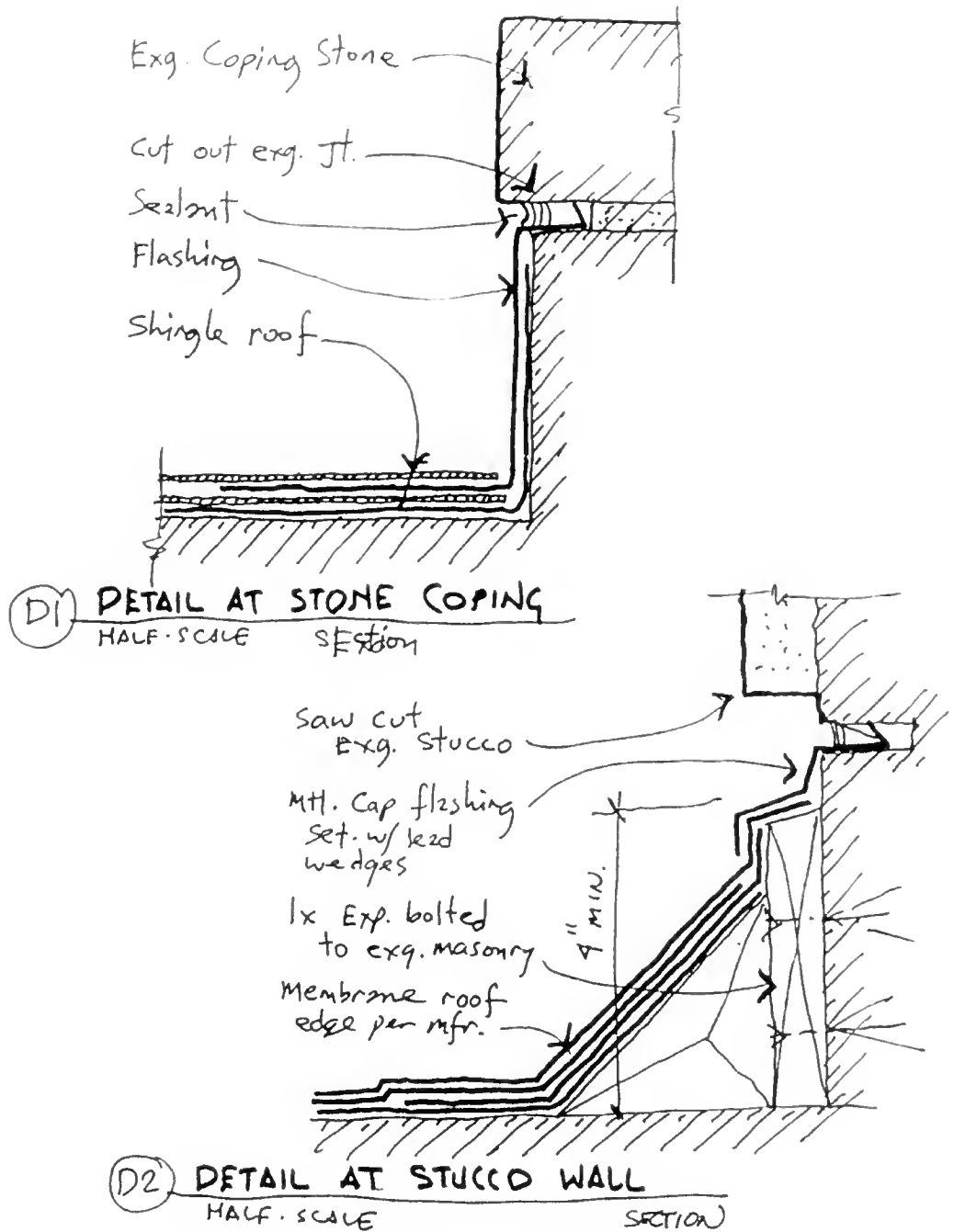
Ⓑ EAVE DETAIL AT ROOF SLOPE CHANGE  
3" = 1'-0"

section

NINETEENTH STREET BAPTIST CHURCH - Philadelphia, PA  
MARIANNA THOMAS ARCHITECTS

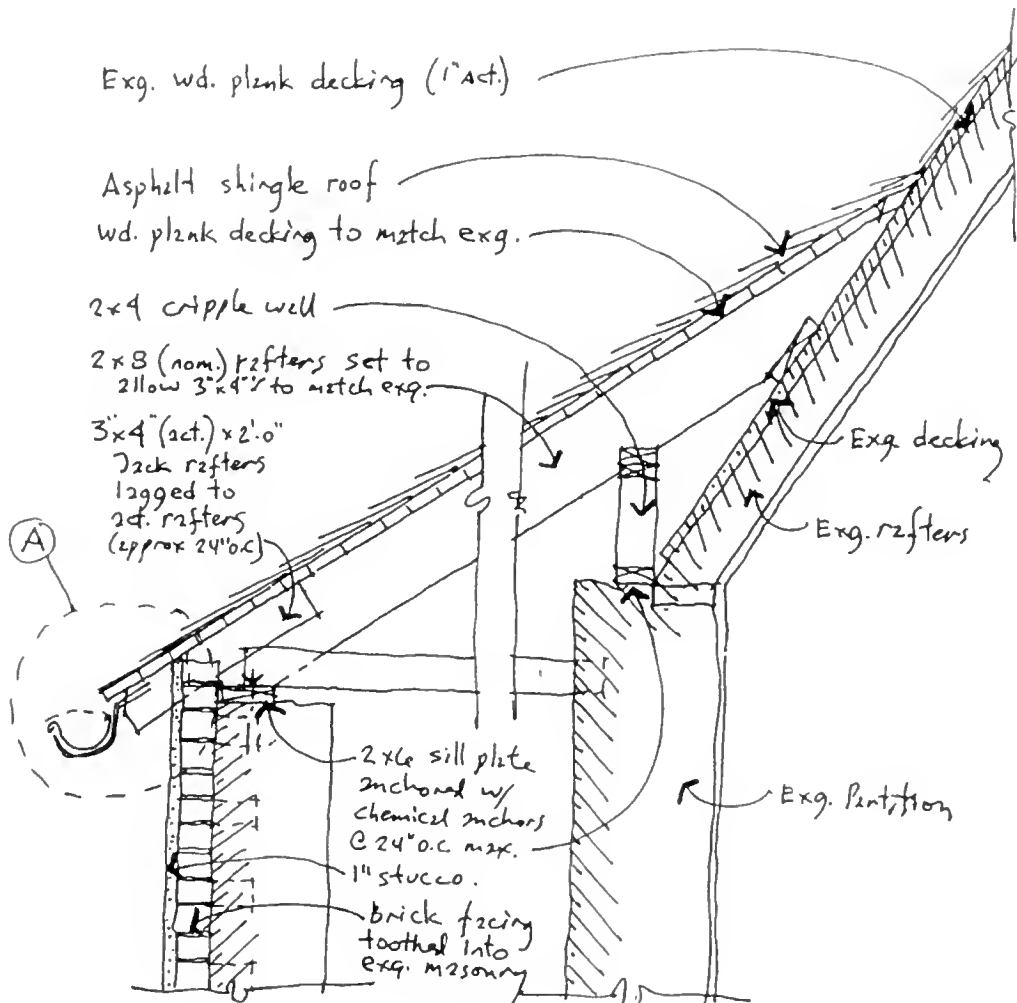
22 JULY 1996





NINETEENTH STREET BAPTIST CHURCH - Philadelphia, PA  
 MARIANNA THOMAS ARCHITECTS 22 JULY 1996





**C) ROOF FRAMING REVISION @ R-13 & R-14**  
 $3/4" = 1'-0"$

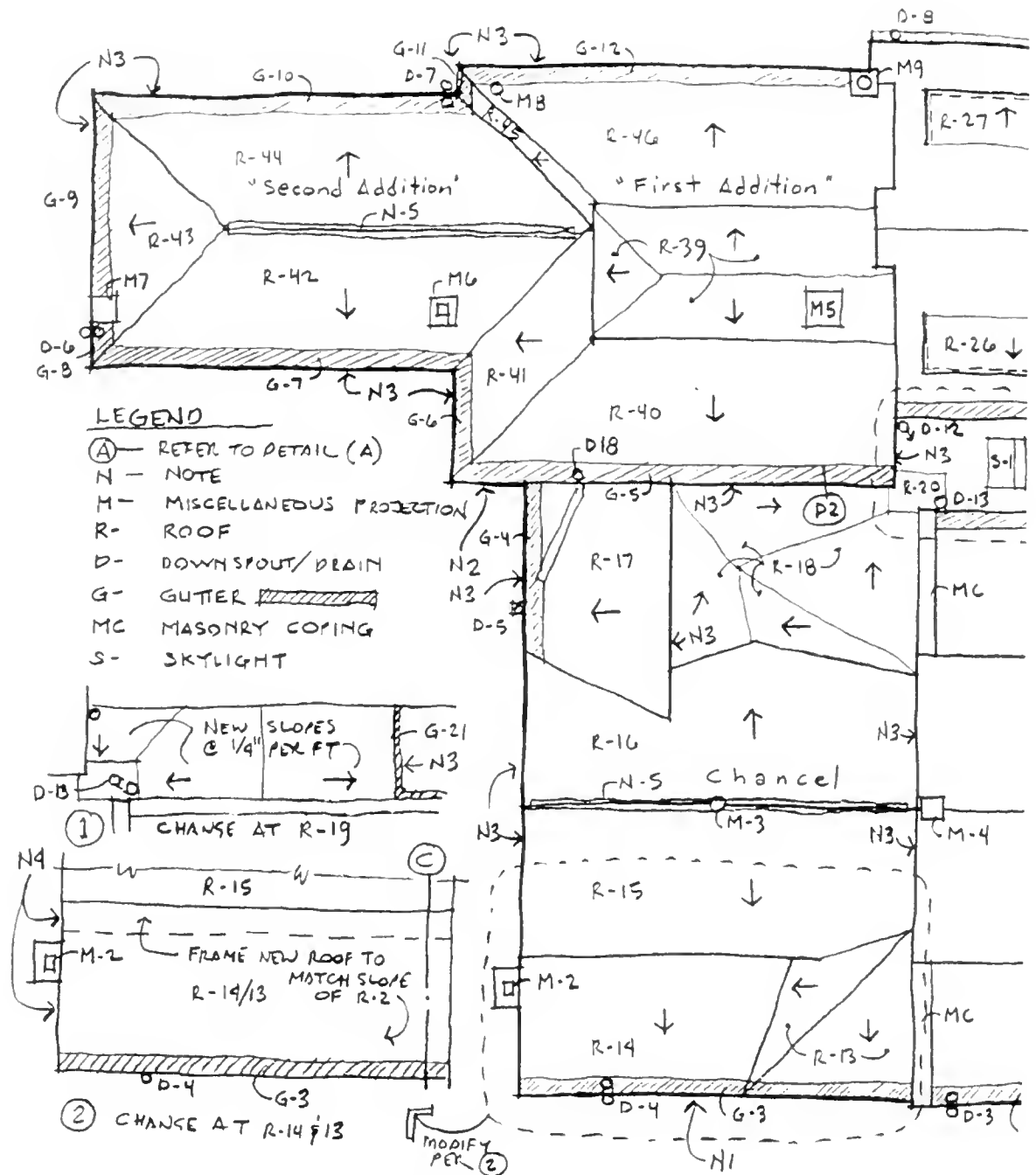
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NINETEENTH STREET BAPTIST CHURCH - Philadelphia, PA  
 MARIANNA THOMAS ARCHITECTS

22 JULY 1996



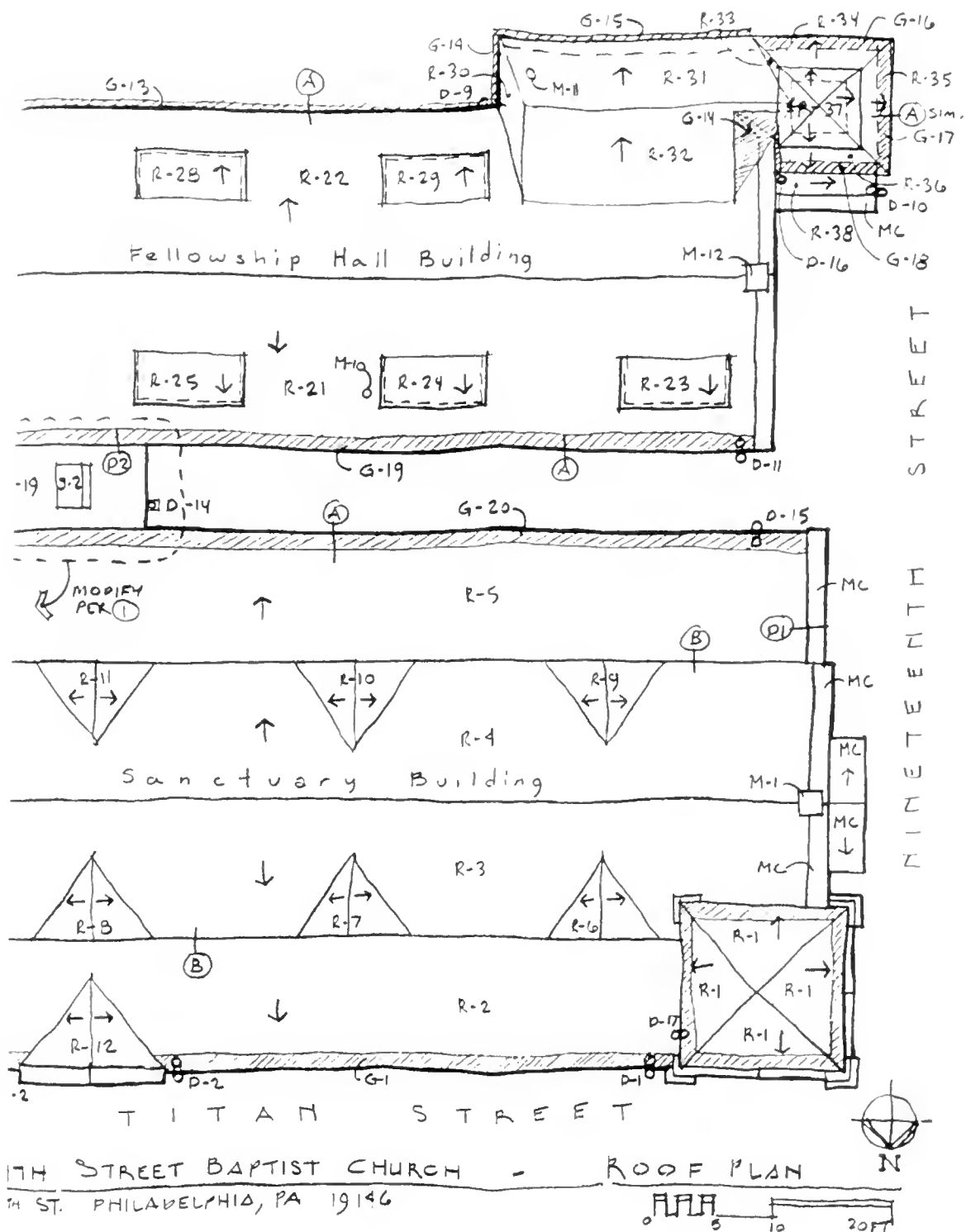




MARIANNA THOMAS ARCHITECTS  
22 JULY 1996

NINETEEN  
1253 S. 15







SAMUEL Y. HARRIS  
ARCHITECT/ENGINEER/ATTORNEY

15 May 2000

Reverend Charles Walker, Pastor  
**Nineteenth Street Baptist Church**  
1253 South 19<sup>th</sup> Street  
Philadelphia, PA 19146

**Re: Conditions Report on Roof and Walls**

Dear Rev. Walker,

This report on the conditions at 19<sup>th</sup> Street Baptist Church is directed primarily at two issues: (1) the status and recommendations associated with repairs to the roof, and (2) recommendations regarding emergency stabilization of collapsing areas of the exterior walls. There are other areas of eminent concern which we will mention in the course of this report, but these two areas are the subjects of emphasis.

The following report is organized in two parts. The first part, which immediately follows this cover letter, is an Executive Summary. Although we use the term summary to describe this section, it is intended to be an independent report to be used without accompanying appendices. It may, therefore, be removed, reproduced, and distributed as a useful decision-making tool without requiring the attachment of the supporting appendices. We have arranged the report in this manner so as to allow wider dissemination of the subject matter of the report without the added cost of duplication of all the documentation.

The course of this investigation started from the basis set by the report issued by Marianne Thomas dated 1 July 1996 (see Appendix One). We have used and recommend the continued use of the basic roof panel designations established by Ms. Thomas. We conducted investigations to confirm the conclusions of that report and to assess the additional deterioration which may have accrued in the interim.

In the course of investigating the roof, we also assessed the condition of the walls, specifically the locations which are in states of collapse. The wall, generally, and these locations, specifically, are problematic to the extent that short and long term solutions to the wall problems are economically feasible and durable. We have consulted two outside experts on

S. HARRIS & CO., SUITE 1212, 2601 PENNSYLVANIA AVENUE, PHILADELPHIA, PA 19130-3408  
PHONE: 215-769-1133, FACSIMILE: 215-769-1135, E-MAIL: SYH@SYH-PC.COM



## Appendix 3

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12 May 2010

Page 2

the issue of the well known by Mr. George S. Krieger, from here in Philadelphia, and Mr. Wayne R. Ruch, from Baltimore. Mr. Krieger's observations were incorporated into our comments and Mr. Ruch's comments are incorporated in his own letter on the subject which appears in Appendix Three.

Finally, we took the conditions and recommendations to Mr. Michael Danko, vice president of International Consultants, Inc., and had him estimate the costs of the immediate repairs (See Appendix Four). Based on these numbers plus what we learned from Mr. Krieger, we were able to develop service options and a recommendation relative to the long term as well as short term remediation.

Please review this report and contact us with any question which you may have. We look forward to a continuing relationship with you and the parish. We also look forward to your gracious hospitality on June 1st.

Sincerely,



Samuel Y. Harris, Ph.D., M.A., Esq.

Enc. - Appendices

cc: Geoff Thomas, Ph.D.





**S. HARRIS & CO., PHILADELPHIA**

**Executive Summary:**

**Roof and Wall Assessment for 19<sup>th</sup> Street Baptist Church**

This summary consists of three sections. The first is a brief description of the problems and issues which gave rise to this report. The second is a summarized version of our findings and recommendations relative to the problem as presented in the first part. Finally, we discuss a few residual items and options which we commend to the attention of the parish and which we think will require deliberation.

***The Problem:***

The church and the adjacent hall are in a high state of disrepair. The highest priorities among these conditions are the roof and specific areas of collapsing wall. This report addresses primarily the urgency and costs of these two items. In the course of investigating those conditions, it was relevant and prudent to take into account the longer term prospects and exigencies of the parish.

***Findings and Recommendations:***

The condition of the roof (or, more accurately, the various roofs) is at or near an end-stage condition of deterioration. The necessity of total replacement is of such a nature that even a single year of further delay in this matter, and, we predict, will precipitate a doubling or tripling of the costs of direct and indirect damages. The necessity for action has been recognized for nearly four years as is indicated by the report issued in 1996 by Marjanna Thomas (Appendix One). The conditions described in that report were dire, and nothing good has happened in the interim to do anything but accelerate the already documented deteriorated conditions.

In the course of repairing the roof, it will be necessary to reset the stone coping and to address a few of the roof penetrations and chimneys, but not necessarily all of them. The costs of the roof repairs and these miscellaneous items are outlined in Appendix Four, and the total of these costs is approximately \$385,000. Of that amount approximately \$108,000 is



S. HARRIS & CO., PHILADELPHIA

**Executive Summary.**

Roof and Wall Assessment for 1900 Street Baptist Church

This summary consists of three sections. The first is a brief description of the problems and issues which gave rise to this report. The second is a summarized version of our findings and recommendations relative to the problems presented in the first part. Finally, we discuss a few residual items and options which we recommend to the attention of the parish and which we think will require deliberation.

***The Problem:***

The church and the adjacent hall are in a high state of disrepair. The largest priorities among these conditions are the roof and specific areas of collapsing wall. This report addresses primarily the urgency and costs of these two items. In the course of investigating these conditions, it was relevant and prudent to take into account the longer term prospects and exigencies of the parish.

***Findings and Recommendations:***

The condition of the roof (more accurately, the various roofs) is at or near an end stage condition of deterioration. The necessity of total replacement is of such a nature that even a long year or further delay in this matter can and, we predict, will precipitate a doubling or tripling of the costs of direct and indirect damages. The necessity for action has been recognized for nearly ten years as is indicated by the report issued in 1996 by Marjanna Thomas (Appendix One). The conditions described in that report were dire, and nothing good has happened in the interim to do anything but accelerate the already documented deteriorated conditions.

In the course of repairing the roof, it will be necessary to reset the storm coping and to address a few of the roof penetrations and chimneys, but not necessarily all of them. The costs of the roof repairs and these miscellaneous items are itemized in Appendix Four, and the total of these costs is approximately \$385,000. Of that amount approximately \$108,000 is



*Options:*

Because these figures are as high as they are, we investigated a somewhat radical option which is to demolish the additions. The actual cost of demolition is \$43,000; however, if that is done before the emergency works repairs are completed, the net cost is closer to \$23,000. The reduction in the roofing costs are \$62,000 and the costs, otherwise, of dealing with the exterior walls of the additions could reduce costs approximately another \$200,000. In other words, if the additions are demolished, the total cost of exterior stabilization and repairs is reduced by \$242,000 or 45% of the exterior repair cost.

Another option would be to stucco the entire facade which would reduce the cost by another \$115,000. Technically, election of this option may have an untoward effect. The agencies which may be attracted to financially supporting these projects will be or may be drawn to the project by the inclusion of such features as the synthetic stone at the primary facades, and the election of this item may cost the parish funding support. Similar arguments can be made for fake slate and for the replacement of the steeples. None of these latter options have to be resolved immediately and can be carried as contingencies well into the project.

The election of the demolition of the additions is, however, an option which will achieve maximum efficacy if it is elected immediately.



**S. HARRIS & CO. PHILADELPHIA**

**Appendix One.**

Roof and Wall Assessment for 19<sup>th</sup> Street Baptist Church.

Attached below with is cover page one of the report prepared by  
Mananna Thomas Architects, dated July 31, 1995.





S. HARRIS & CO. PHILADELPHIA

Appendix Two.

Roof and Wall Assessment for 19<sup>th</sup> Street Baptist Church

*Roof Assessment:*

The condition of the roofs of all of the buildings, generally, is barely functional. The specific panels of roofing are enumerated originally in the Thomas report, and that enumeration device is carried forward in our analysis. The areas of each roof panel was conveyed to the estimator along with a description of replacement roofing which is the basis for the estimates presented in Appendix Four.

The typical composition of the roofs are of two classes: the first is common asphalt shingle, and the second is common rolled asphaltic roofing. This second variety is more commonly referred to as "built up roofing" or simply BUR. Both classes subject to the same mechanisms of deterioration, and both classes have, in fact, progressed in their deterioration to the point that not a single panel of roofing is economically retrievable, meaning that every single square foot of roofing on this complex is past the point of repair. The shingles are so brittle that any effort to repair a leak will more than likely result in more damage than repair.

The extent of the deterioration of the roofing is best exemplified by the photographs taken during our inspection. We can fill pages with detailed explanations of ultraviolet and ozone attack on hydrocarbon polymers, but little more than simply seeing the damage can so more convincing of the condition of the roof than the roof itself.

In addition to the deterioration of the shingles and rolled goods, there are other aspects of roof which are in need of attention. The drainage system including such items as the gutters and leaders are in varying states of disrepair. The flashings are in generally good condition, but will require considerable repair and/or replacement if the entire roof is removed and



replaced. Although not an inherent part of the roof system, the wooden trusses and sills of the two-story dormers require considerable maintenance, although they are generally salvageable.

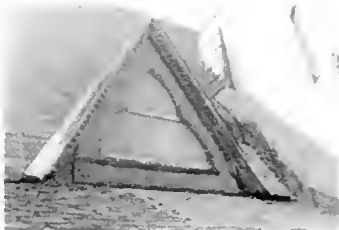


Figure 1. Clerestory dormer adjacent to corner tower.



Figure 2. Similar location as above looking along gutter back toward tower.

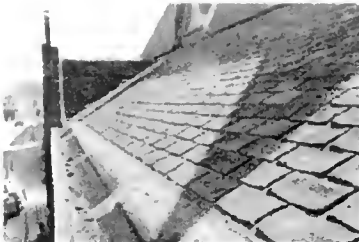


Figure 3. Same gutter as above looking east away from tower.

The clerestory dormer shown in Figure 1 is typical of the north side dormers. These wooden parts of these dormers are quite salvageable, but do require scraping and painting. At this particular location, the issue is rather more related to the water coming off the top of the location of the dormer (steeply). If the water is supposed to collect at the perimeter of the tower, drain through a leader (shown in Figure 2), and then flow into the gutter on this side of the sanctuary.

The problem is that the water overflows the edge of the tower on the south side and collects in the crotch formed by the tower wall and the sloped roof. This is a major source of water penetration into the sanctuary below. The water also overflows on this crotch over the side of the tower into a gutter shown in Figure 3. The flashing along this edge has been a continuing problem and is currently mucked with roofing cement in response to the intermittent leaks. These two locations have been patched and in terms of leaks since the church was constructed, but have been exacerbated since the steeply pitched roof.

When the water reaches the gutter shown in Figures 2 and 3, another problem is, in the first, namely that the gutter is completely inadequate for the volume and velocity of the water reaching the gutter in anything resembling a heavy rain. The Thomas report recognized this deficiency and recommended that these gutters be abandoned and that outboard slung, half-round gutters be reinstalled when the roof is replaced.





Figure 4 Roof over south side aisle of sanctuary below clerestory dormers



Figure 5 North panel of hall roof and clerestory dormers

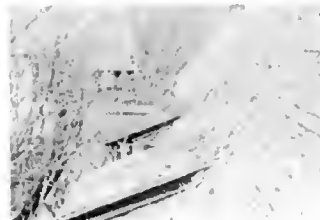


Figure 6 South side of hall

We, generally, concur with the recommendation for outboard sump gutters, however, we are of the opinion that a more compatible profile will be a form of box gutter and are prepared at the appropriate time to detail such a suggestion.

The wooden portions of the clerestory dormers on the south side of the main sanctuary are in somewhat worse shape than those on the north side. The same thing can be said for the condition of the roof, generally. This is typical for hydrocarbon based materials such as wood (cellulose), paint (either natural or synthetic) or synthetic polymers, and asphalt (derived from petroleum). The combination of environmental factors consisting of ultraviolet radiation, thermal stress, and ozone attack are more or less devastating to common hydrocarbons, and these conditions are rather more stressful on the south side.

The north panel of the community hall roof does not appear to be in as bad condition as other panels, but that is only because the south panels of all areas are in such highly advanced stages of deterioration that less deterioration is as much better by comparison. In fact, this panel of roofing is only cosmetically, not functionally, better than south facing panels. The same gutter condition exists on the community halls as on the sanctuary and must be replaced.

The south side of the community hall is complicated by the presence of the small stoop at the front of the building. The steep ascent is complicated and tedious, but it is further complicated by the accommodations made at the roof line when the stairs were added at the





Figure 7. Roof area between Church and Hall

southwest corner of the hall. The stairs were added at the southwest corner where the second floor was inserted into what was an open chapel. In order to get to that second floor, a stair was installed in the southwest corner of the building inasmuch as that was near the primary entry from the street. The roof at that location had to be raised in order to provide overhead clearance at the top of the stairs. These modest modifications further complicated an already difficult situation and so it remains to this day.

Another modification occurred at the open slot between the sanctuary and the hall. In order to provide a covered passage between the two major structures, a roof was installed to fill part of this slot. Actually, it appears as though this portion of roofing was accomplished in at least two separate stages. We see the results of these efforts in Figure 7 at left. The result is nothing short of a roofing disaster. There is no redeeming value to this area of roofing, and there is no long term prospect of it ever repelling water for a protracted period of time given the geometry, complexity, and illogical configuration of this portion of roofing.

We recommend that the entire area of roof in this slot between the two major structures be completely demolished and an entirely redesigned connection be designed and installed.

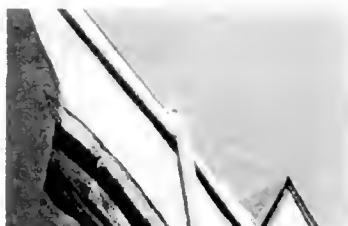
The water which is successfully collected from this section of roof is let to grade as shown at left in Figure 8. In fact, due to disconnections and damage to eaves, a great deal of water is deposited at the bases of all the buildings and additions. This particular location is rather messy



Figure 8. Leaker at door in slot between the church and the hall







**Figure 9** Disconnection of leader at east end of main sanctuary



**Figure 10** Typical shingle condition

symptomatic than exceptional.

A similar condition exists at the down connection of leader and a gutter at the east facade of rear of the main sanctuary as seen here in Figure 9. The consequence of this disconnection is that water is collected by the gutter above and deposited on the vertical surface of the wall, which is the next subject of this report.

In summary, the roof in its entirety along with the gutters and leaders requires replacement. The roof at the original tower needs to be replaced.

The roof in the slot between the sanctuary and the halls needs to be entirely redesigned and reinstalled. All the boots and underground storm water sewers need to be reactivated. The exposed portions of wood at the clerestory dormers is generally salvageable, but requires substantial repair and repainting. Not surprisingly there will be some replacement required of wood members as well.

Although this property has many problems, none are more pressing in their negative impact on the property than the condition of the roof.



### *Wall Assessment:*

Assessment of the wall falls into two categories: urgent and priority. The urgent conditions consist of specific locations which are in imminent states of catastrophic collapse and which must be stabilized immediately in order to prevent building threatening disaster and/or harm to people. The remainder of the building perimeter is in a state of advanced decay and requires attention. The fact is that once the urgent conditions are, in fact, stable, it is technically possible for the remainder of the walls to go unmended from year to year and to deal with future potential collapsing areas as they become manifest. While this approach is technically feasible it has the effect of eventually leading to a total building collapse or condemnation and an ongoing condition of disrepair in perpetuity.

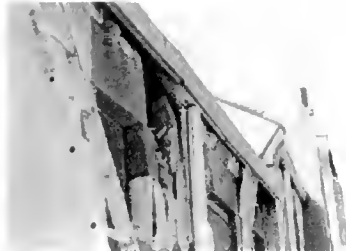


**Figure 11** The main entry at the west side of the sanctuary shows surviving stucco above the belt course and exposed, deteriorating serpentine below.

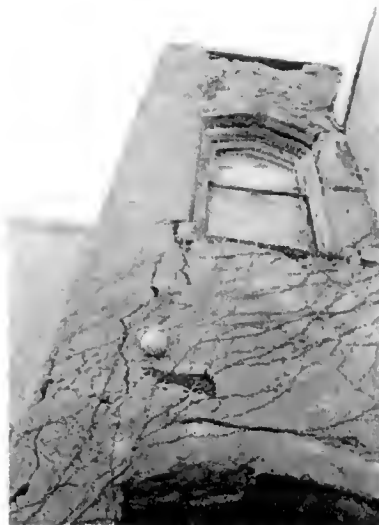
We have endeavored to reconcile the approach to immediate stabilization with an approach to long-term conservation. There is a prospect that a single approach can accomplish much of both objectives. However, time being of the essence, we are not convinced that the timing and funding will converge in a single course of action. The prospective technique involves injection grouting and is described in Appendix Three and involves a technique called injection grouting. Wayne Ruth, the proponent of this technique recommends and we concur that we should treat a test section and assess the results. We endorse this notion as a prelude to the longer term solution to the wall as a whole, but are not optimistic that such an approach will meet the urgent time constraints of the collapsing portions.

The dilemma as to how to proceed is precipitated by a the indeterminacy as to what to do with the wall as a whole, namely whether the wall will in the end be stabilized in a fashion similar to what is there or whether it will be refinished in some other manner. We are now of the opinion that the surface treatment it is not as much of an issue as





**Figure 12** The lost portions of wall shown above were in-filled with brick to provide stable temporary closure.



**Figure 13** Fire tower viewed from grade

the structural stability of the walls. Furthermore, we are rather inclined to the opinion that injection grouting will prove to be an appropriate technique for stabilizing the balance of the building, after which the surface will be stuccoed again or it will receive a veneer of synthetic serpentine. The only difference relevant to the substrate is the attachment detail, not the stabilization technique.

If that is the case, then whatever is done at the locations of imminent collapse will be subordinated to one form of surface covering or another. The interim cosmetic consequence of the interim stabilization devices are, therefore, irrelevant. We can, therefore, proceed expeditiously with these areas. In one location, namely at the wall area above the boiler which burned, the parish has installed brick in the area damaged by the fire. We recommend that similar techniques be used at the other collapsing areas of the building.

There are two major points of imminent collapse. One consists of the better part of the fire tower, and the other is visible by climbing onto the roof of the connector link between the sanctuary and the hall. Of the two the area at the fire tower is the more important and immediately threatening both in terms of instability and potential damage. We encourage the church to engage appropriate engineers and contractors immediately to deal with this area (See Figures 13 and 14 at left) or reach a determination to abandon the additions to the hall and to demolish them.

The decision to abandon the additions is a complicated and difficult issue and will not be reached based on the condition of the fire tower.



## Appendix 3

St. Mary's Church  
Roof and Wall Assessment for 19<sup>th</sup> Street Baptist Church  
Appendix (continued)  
14 May 2000

Page 8 of 10



**Figure 14** Corner of collapsing fire tower seen from adjacent roof

alone. It is, however, a solution to a number of existing problems associated with the property. Both current areas of imminent collapse are in the additions. The area of maximum timber damage is in the addition. The area of vegetative overgrowth is in the addition. The area of pipe installation is in the addition. The costs of re-roofing the additions is by themselves over \$50,000, and the costs of rebuilding the exterior walls could be twice that much. As difficult as the decision may be programmatically, we recommend that serious consideration be given to "deaccessing" the additions.

Unless such a difficult decision can be made immediately, urgent stabilization measures must proceed at the two collapsing areas beginning with the fire tower.



**Figure 15** Location of second area of imminent wall collapse viewed from standing on the roof between the sanctuary and the hall

Stabilization of the second area of imminent collapse could be facilitated by a decision to excise the roof between the sanctuary and the hall. If such a decision can be made immediately, there is some potential economy in doing so. This, too, is a difficult decision and one which the parish may not be able to address within the time constraints relevant to the hazard.

We recommend that short of an immediate decision to demolish the additions that brick mull be installed in both of these areas and that decisions to deaccess the additions and how to treat the balance of the walls proceed in orderly and deliberate manners according to their own time demands.





S. HARRIS & CO. PHILADELPHIA

Appendix Three.

Root and Wall Assessment for 19<sup>th</sup> Street Baptist Church

Attached under this cover is a description by Mr. Wayne R. Hill, President of Masonry Solutions.





May 3, 2011

Mr. Samuel Y. Harris  
S. Harris & Company  
Suite 1212  
2601 Pennsylvania Avenue  
Philadelphia, Pennsylvania 19130-2308

Re: Nineteenth Street Baptist Church

Dear Mr. Harris:

Thank you for the opportunity to meet with you last Monday, and for your kindness of providing transportation to and from the train station.

I truly enjoyed our visit to this historic building!

As you stated on the occasion of our visit, the fabric of the building is very workable. Even with the erosion of the serpentine material, the wall has enough mass that with proper stabilization techniques this wonderful historic façade can be saved.

This project is very similar to other projects on which we have provided services. Several distinctive elements suggest that this work should be approached in phases:

1. *Walls that appear to be in an imminent state of collapse*- These walls, particularly the return wall above the door on the East Side, require attention soon. From what I have seen (which was limited of course by the vegetation) it appears that these walls can be largely saved. This work is obviously a high priority.



Dropping  
intel

Crack



Mr. Samuel Y. Harris  
14<sup>th</sup> Street Baptist Church  
May 5, 2000  
Page Two

3. *Test areas of injection grouting and stone conservancy* - This phase of work would be probably best placed in the fenced alcove on the West elevation, between the Church and the Hall. Here non-destructive testing techniques as well as grouting techniques can be evaluated, as well as stone conservancy techniques. A benefit to this approach is that this very visible work could aid in developing contributions for the restoration effort, as well as providing a place to observe weathering of the conserved stone.



Recommended test  
area

2. *Condition Survey* - I suspect that you are well underway if not complete with an overall survey of the building's current condition. A detailed masonry survey with a report highlighting the elements of the façade work provide guidance for development and restoration efforts. We welcome the opportunity to be of service in this regard.

4. Some masonry areas might need to be stabilized in conjunction with the roof work. Perhaps this work might be identified prior to the roofing sequence, simultaneously with test panel work. This would provide a comprehensive masonry program, an integral part of both design and development efforts.

We have enclosed some information about injection grouting, and two of the academic papers that were written by Mike Schaller and me about this method of masonry stabilization.



S. HARRIS & CO., PHILADELPHIA

Appendix Four.

Re: Land Wall Assessment for 1900 Street Baptist Church

Attached under this cover is cost estimate prepared by Messrs.  
Funk, Vice President of International Consultants, Inc.





# Memorandum



**To:** Samuel Y. Iiams  
S. Iiams & Company  
Suite 1212, 2001 Pennsylvania Avenue  
Philadelphia, PA 19130-2306

---

**cc:** FHE

---

**From:** Michael C. Funk

---

**Date:** 4/27/00

---

**Re:** Nineteenth Street Baptist Church  
Philadelphia, PA  
IC # 2009b4

---

Dear Sam:

Attached are the estimates for the four rest areas of the referenced project. I have also provided an overall summary of a turn by CGI section. You may want to add quantities for the Masonry, Repaving and re-stocking, as listed 1.1.1. for each.

If you have any questions or comments, please call:

cc: - to: 4/27/00

from the desk of  
**Michael C. Funk**  
Vice President  
International Consultants, Inc.  
221 Chestnut Street, Suite 200  
Philadelphia, PA 19106-2812

215 • 923-8885  
Fax: 215 • 547-8980  
eMail: mcfunkst@icmis.com



# Appendix 3

INTERNATIONAL CONSULTANTS INC

PHILADELPHIA, PENNSYLVANIA

215-923-8888

**S. HARRIS & COMPANY**  
**NINETEENTH STREET BAPTIST CHURCH**  
**ROOF REPAIRS**  
**1953 SOUTH NINETEENTH STREET, PHILADELPHIA, PA**

IC # 200984  
 Prep ncl  
 Date 4/27/00  
 Page 1  
 Revised

## **SUMMARY PRELIMINARY COST ESTIMATE - SUMMARY OF ALL ROOFS**

Account	Description	Amount
1 0	General Requirements (% of Accounts 2 0 through 16 0) 25%	\$ 75,688
2 0	Sitework / Demolition	0
3 0	Concrete	0
4 0	Masonry	23,575
5 0	Metals	0
6 0	Woods & Plastics	149,480
7 0	Moisture Protection	129,451
8 0	Doors & Windows	5,038
9 0	Finishes	0
10 0	Specialties	0
11 0	Equipment	0
12 0	Furnishings	0
13 0	Special Construction	0
14 0	Conveying Systems	0
15 0	Plumbing	0
15 5	HVAC	0
16 0	Electrical	0
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$ 384,442</b>



# Appendix 3

INTERNATIONAL CONSULTANTS INC

PHILADELPHIA, PENNSYLVANIA

215 923 8885

**S. HARRIS & COMPANY**  
**NINETEENTH STREET BAPTIST CHURCH**  
**ROOF REPAIRS**  
**1953 SOUTH NINETEENTH STREET, PHILADELPHIA, PA**

IC # 200954  
 Prep mcf  
 Date 4/27/00  
 Page 2  
 Revised

## SUMMARY - PRELIMINARY COST ESTIMATE - MAIN CHURCH BUILDING

Account	Description	Amount
1.0	General Requirements (1% of Accounts 2.0 through 15.0); 25%	\$ 47,639
2.0	Sitework / Demolition	0
3.0	Concrete	0
4.0	Masonry	11,479
5.0	Metals	0
6.0	Woods & Plastics	107,919
7.0	Moisture Protection	58,342
8.0	Doors & Windows	3,019
9.0	Finishes	0
10.0	Specialties	0
11.0	Equipment	0
12.0	Furnishings	0
13.0	Special Construction	0
14.0	Conveying Systems	0
15.0	Plumbing	0
15.5	HVAC	0
16.0	Electrical	0
<b>TOTAL - MAIN CHURCH BUILDING</b>		<b>\$ 238,197</b>



## Appendix 3

INTERNATIONAL CONSULTANTS, INC.

PHILADELPHIA, PENNSYLVANIA

215-1923-8888

**S. HARRIS & COMPANY**  
**NINETEENTH STREET BAPTIST CHURCH**  
**ROOF REPAIRS**  
**1953 SOUTH NINETEENTH STREET, PHILADELPHIA, PA**

ICI # 200984  
 Prep incl  
 Date 4/27/00  
 Page 3  
 Revised

**DETAILS - PRELIMINARY COST ESTIMATE - MAIN CHURCH BUILDING**

Account	Description	Quantity	Unit	Unit Cost	Amount
<b>4 0</b>	<b><u>MASONRY</u></b>				
	Remove & Reset Masonry Coping w/Flashing Beneath	63	LF	\$ 45.00	\$ 2,700
	Repair/Flash Masonry Projections/Chimneys	4	EA	1,750.00	7,000
	Rebuild Stone Wall w/Brick	1	SF	90.00	90
	Remove & Replace Stucco	1	SF	17.50	18
	Subtotal				\$ 9,808
	Contingency	15%			1,471
	<b>TOTAL</b>				<b>\$ 11,279</b>
<b>6 0</b>	<b><u>WOODS &amp; PLASTICS</u></b>				
	Rough Carpentry & Blocking	1	LS	\$ 1,500.00	\$ 1,500
	Remove/Replace Damaged Sheathing ( 25% )	1,435	SF	7.50	10,763
	Repair Framing/Sheathing @ Built-In Gutters	188	LF	35.00	6,580
	Replace Steeple w/Fiberglass Replica - 40' High	1	EA	75,300.00	75,300
	Subtotal				\$ 93,843
	Contingency	15%			14,076
	<b>TOTAL</b>				<b>\$ 107,919</b>
<b>7 0</b>	<b><u>MOISTURE PROTECTION</u></b>				
	Remove Existing Roofing, Flashing, Gutters & Downspouts	5,730	SF	\$ 1.75	\$ 10,028
	40 Mil Membrane & Ice/Water Shield	5,730	SF	1.50	8,595
	Asphalt Shingles - 30 Year	5,730	SF	3.50	20,055
	Reglet @ Masonry & Counter Flashing	276	LF	35.00	9,660
	Ridge/Valley Flashing	306	LF	15.00	4,590
	Built-In Gutter Liner - Galvanized	188	LF	25.00	4,700
	Downspouts	8	EA	225.00	1,800
	Subtotal				\$ 59,428
	Contingency	15%			8,914
	<b>TOTAL</b>				<b>\$ 68,342</b>
<b>8 0</b>	<b><u>DOORS &amp; WINDOWS</u></b>				
	Repair Roof Level Windows, Replace Sill & Reglaze	7	EA	\$ 375.00	\$ 2,625
	Subtotal				\$ 2,625
	Contingency	15%			394
	<b>TOTAL</b>				<b>\$ 3,019</b>
<b>Alternate</b>					
	Substitute Imitation Slate for Asphalt Shingles			<b>ADD</b>	<b>\$ 37,015</b>





# Appendix 3

INTERNATIONAL CONSULTANTS, INC.

PHILADELPHIA, PENNSYLVANIA

215 1923 8658

**S. HARRIS & COMPANY**  
**NINETEENTH STREET BAPTIST CHURCH**  
**ROOF REPAIRS**  
**1953 SOUTH NINETEENTH STREET, PHILADELPHIA, PA**

ICI # 200984  
 Prep mrf  
 Date 4/27/00  
 Page 4  
 Revised

## SUMMARY - PRELIMINARY COST ESTIMATE - PARISH HALL

Account	Description	Amount
1.0	General Requirements (1% of Accounts 2.0 through 16.0) 75%	\$ 14,322
2.0	Sitework - Demolition	0
3.0	Concrete	0
4.0	Masonry	3,999
5.0	Metals	0
6.0	Woods & Plastics	18,757
7.0	Moisture Protection	30,314
8.0	Doors & Windows	3,019
9.0	Finishes	0
10.0	Specialties	0
11.0	Equipment	0
12.0	Furnishings	0
13.0	Special Construction	0
14.0	Conveying Systems	0
15.0	Plumbing	0
15.5	HVAC	0
16.0	Electrical	0
<b>TOTAL - PARISH HALL</b>		<b>\$ 70,110</b>



# Appendix 3

INTERNATIONAL CONSULTANTS INC

PHILADELPHIA, PENNSYLVANIA

215-923-8866

**S. HARRIS & COMPANY**  
**NINETEENTH STREET BAPTIST CHURCH**  
**ROOF REPAIRS**  
**1953 SOUTH NINETEENTH STREET, PHILADELPHIA, PA**

IC # 200954  
 Prep mcf  
 Date 4/27/00  
 Page 5  
 Revised

## DETAILS - PRELIMINARY COST ESTIMATE - PARISH HALL

Account	Description	Quantity	Unit	Unit Cost	Amount
<b>4 0</b>	<b><u>MASONRY</u></b>				
	Remove & Reset Masonry Coping w/Flashing Beneath	36	LF	\$ 45.00	\$ 1,620
	Repair/Flash Masonry Projections/Chimneys	1	EA	1,750.00	1,750
	Rebuild Stone Wall w/Brick	1	SF	90.00	90
	Remove & Replace Stucco	1	SF	17.50	18
	Subtotal				\$ 3,478
	Contingency 15%				522
	<b>TOTAL</b>				<b>\$ 3,999</b>
<b>5 0</b>	<b><u>WOODS &amp; PLASTICS</u></b>				
	Rough Carpentry & Blocking	1	LS	\$ 1,500.00	\$ 1,500
	Remove/Replace Damaged Sheathing (25% )	620	SF	7.50	4,650
	Repair Framing/Sheathing @ Put-In Gutters	76	LF	35.00	2,660
	Repair Existing Steeple	1	EA	7,500.00	7,500
	Subtotal				\$ 16,310
	Contingency 15%				2,447
	<b>TOTAL</b>				<b>\$ 18,757</b>
<b>7 0</b>	<b><u>MOISTURE PROTECTION</u></b>				
	Remove Existing Roofing, Flashing, Gutters & Downspouts	2,477	SF	\$ 1.75	\$ 4,335
	40 Mil Membrane & Ice/Water Shield	2,477	SF	1.50	3,716
	Asphalt Shingles, 30 Year	2,477	SF	3.50	8,670
	Reglet @ Masonry & Counter Flashing	113	LF	35.00	3,955
	Ridge/Valley Flashing	117	LF	15.00	1,755
	Built-In Gutter Liner, Galvanized	76	LF	25.00	1,900
	Hung Gutter, Galvanized	80	LF	8.50	680
	Downspouts	6	EA	225.00	1,350
	Subtotal				\$ 25,360
	Contingency 15%				3,854
	<b>TOTAL</b>				<b>\$ 29,214</b>
<b>8 0</b>	<b><u>DOORS &amp; WINDOWS</u></b>				
	Repair Roof Level Windows, Replace Sill & Reglaze	7	EA	\$ 375.00	\$ 2,625
	Subtotal				\$ 2,625
	Contingency 15%				394
	<b>TOTAL</b>				<b>\$ 3,019</b>
	<b>Alternate</b>				
	Substitute Imitation Slate for Asphalt Shingles			<b>ADD</b>	<b>\$ 16,000</b>



# Appendix 3

INTERNATIONAL CONSULTANTS, INC.

PHILADELPHIA, PENNSYLVANIA

215-923-8888

**S. HARRIS & COMPANY**  
**NINETEENTH STREET BAPTIST CHURCH**  
**ROOF REPAIRS**  
**1953 SOUTH NINETEENTH STREET, PHILADELPHIA, PA**

ICI # 200984  
 Prep mcl  
 Date 4/27/00  
 Page 6  
 Revised

## SUMMARY - PRELIMINARY COST ESTIMATE - ADDITION

Account	Description	Amount
1.0	General Requirements (1% of Accounts 2.0 through 16.0) 25%	\$ 10,405
2.0	Sitework / Demolition	0
3.0	Concrete	0
4.0	Masonry	8,174
5.0	Metals	0
6.0	Woods & Plastics	11,219
7.0	Moisture Protection	22,227
8.0	Doors & Windows	0
9.0	Finishes	0
10.0	Specialties	0
11.0	Equipment	0
12.0	Furnishings	0
13.0	Special Construction	0
14.0	Conveying Systems	0
15.0	Plumbing	0
15.5	HVAC	0
16.0	Electrical	0
TOTAL ADDITION		<u>\$ 52,024</u>



## Appendix 3

INTERNATIONAL CONSULTANTS INC.

PHILADELPHIA, PENNSYLVANIA

215 - 923 8888

**S. HARRIS & COMPANY**  
**NINETEENTH STREET BAPTIST CHURCH**  
**ROOF REPAIRS**  
**1953 SOUTH NINETEENTH STREET PHILADELPHIA, PA**

ICI # 200984  
 Prep mcf  
 Date 4/27/00  
 Page 7  
 Revised

**DETAILS - PRELIMINARY COST ESTIMATE - ADDITION**

Account	Description	Quantity	Unit	Unit Cost	Amount
<b>40</b>	<b><u>MASONRY</u></b>				
	Repair/Flash Masonry Projections/Chimneys	4	EA	\$ 1,750.00	\$ 7,000
	Rebuild Stone Wall w/Brick	1	SF	90.00	90
	Remove & Replace Stucco	1	SF	17.50	18
	Subtotal				\$ 7,108
	Contingency 15%				1,066
	<b>TOTAL</b>				<b>\$ 8,174</b>
<b>60</b>	<b><u>WOODS &amp; PLASTICS</u></b>				
	Rough Carpentry & Blocking	1	LS	\$ 1,000.00	\$ 1,000
	Remove/Replace Damaged Sheathing, 25%	430	SF	7.50	3,225
	Repair Framing/Sheathing @ Built-In Gutters	158	LF	35.00	5,530
	Subtotal				\$ 9,755
	Contingency 15%				1,463
	<b>TOTAL</b>				<b>\$ 11,218</b>
<b>70</b>	<b><u>MOISTURE PROTECTION</u></b>				
	Remove Existing Roofing, Flashing, Gutters & Downspouts	1,716	SF	\$ 1.75	\$ 3,003
	40 Mil Membrane & Ice/Water Shield	1,716	SF	1.50	2,574
	Asphalt Shingles, 30 Year	1,716	SF	3.50	6,006
	Ridge/Valley Flashing	208	LF	15.00	3,120
	Built-In Gutter Liner, Galvanized	158	LF	25.00	3,950
	Downspouts	3	EA	225.00	675
	Subtotal				\$ 19,328
	Contingency 15%				2,899
	<b>TOTAL</b>				<b>\$ 22,227</b>
<b>Alternate</b>					
	Demolish 2 Story Addition Wing			Substitute	\$ 42,900





# Appendix 3

INTERNATIONAL CONSULTANTS INC.

PHILADELPHIA, PENNSYLVANIA

215-323-8888

**S. HARRIS & COMPANY**  
**NINETEENTH STREET BAPTIST CHURCH**  
**ROOF REPAIRS**  
**1953 SOUTH NINETEENTH STREET, PHILADELPHIA, PA**

ICI # 200984  
 Prep mcf  
 Date 4/7/00  
 Page 8  
 Revised

## **SUMMARY - PRELIMINARY COST ESTIMATE - CONNECTOR / LINK**

Account	Description	Amount
1.0	General Requirements (1% of Accounts 2.0 through 16.0)	\$ 4,822
2.0	Stework & Demolition	0
3.0	Concrete	0
4.0	Masonry	124
5.0	Metals	0
6.0	Woods & Plastics	11,585
7.0	Moisture Protection	7,579
8.0	Doors & Windows	0
9.0	Finishes	0
10.0	Specialties	0
11.0	Equipment	0
12.0	Furnishings	0
13.0	Special Construction	0
14.0	Conveying Systems	0
15.0	Plumbing	0
15.5	HVAC	0
16.0	Electrical	0
<b>TOTAL - CONNECTOR / LINK</b>		<b>\$ 24,110</b>



<b>Nineteenth Street Baptist Church Condition Survey</b>	
<b>Name(s):</b> formerly known as <i>Church of the Holy Comforter</i>	
<b>Construction Date:</b> 1874-1875	
<b>Street Address:</b> 1249-1235 South Nineteenth Street	
<b>City:</b> Philadelphia	<b>State:</b> Pennsylvania
<b>Surveyor:</b> Molly Sheehan	
<b>Date:</b> June 3, 2000	
<b>Weather:</b> Hot, Sunny, Dry (substantial rainfall on June 2, 2000)	

<b>Location:</b> West Façade of Church Building
---

<b>Windows</b>
Number: 4
Condition: Fair
Notes: The windows on this elevation are stained glass with exterior mounted storm windows. The decorative details of the glass are obscured by the storm windows. There are no weep holes in the storms causing moisture to be trapped between the storm and the decorative glazing. The wood frames are difficult asses due to multiple layers of paint- they are appear to have sustained damage caused by water. Loss of joinery between window opening and masonry units. (refer to photograph C)
<b>Masonry</b>
Type: Stucco
Condition: Poor
Notes: The stucco that remains (50%) has large crack both vertically and horizontally. These cracks may be indicative of different rates of settling and improper curing of the stucco at the time of application. The stucco is spalling as a result of the loss of bond between the stucco and the serpentine. Water has entered the wall. (refer to photograph D) Water staining at points under roof overhangs-indicative of inadequate drainage and gutter system. Plants with root systems are present on this façade.(refer to photograph F) Bio-growth observable.
Type: Serpentine
Condition: Poor
Notes: The serpentine and mortar between the masonry units have been raked and chiseled to give a somewhat uniform substrate for the adhesion of the stucco. The serpentine is suffering disaggregation. The texture is talc-like. The serpentine has surface deposits. The edges of the masonry units have lost angularity through deterioration. There has been some inappropriate cement patching at entrance. (refer to photographs D,E, F and G)
Type: Limestone
Condition: Fair
Notes: The trim pieces are difficult to asses because of the multiple paint layers and some inappropriate cement patches. There is evidence of missing mortar between units forming



entrance way arch. There is noticeable deterioration that looks like the result of weathering. (refer to photograph G)

**Other Features:** The main entrance into the sanctuary has wood double doors with a wood panel transom. There are vertical cracks, but overall the condition of this set of doors is good. They will require paint removal and refinishing and some consolidation to protect the wood.

The original belfry/tower at the corner of 19<sup>th</sup> Street and Titan Street has been truncated. No access was attainable to the roof area making an estimate of condition impossible. (refer to photographs A, B and F)





West Façade of Church Building (A)







West Façade of Church Building (B)





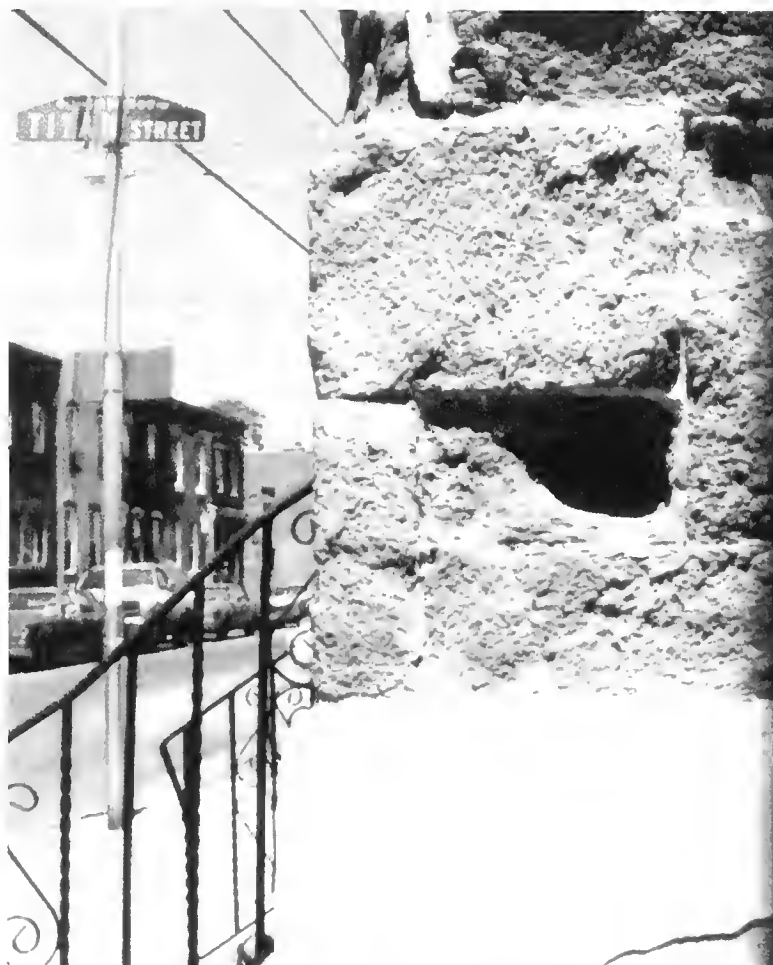
West Façade of Church Building (C)  
window detail





West Façade of Church Building (D)





West Façade of Church Building (E)







West Façade of Church Building (F)



West Façade of Church Building (G)



<b>Nineteenth Street Baptist Church Condition Survey</b>	
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<b>Surveyor:</b> Molly Sheehan	
<b>Date:</b> June 3, 2000	
<b>Weather:</b> Hot, Sunny, Dry (substantial rainfall on June 2, 2000)	

<b>Location:</b> North Elevation of Church Building
---

<b>Windows</b>
Number: 15 (13 stained glass, 2 double-hung covered with metal grates)
Condition: Good (two broken)
Notes: Conditions are compatible with those noted for other church building windows
<b>Masonry</b>
Type: Stucco
Condition: Fair
Notes: Substantial water damage observable at wall connection between northwest tower and north church building wall. This area is where the stucco damage is at its worst for this elevation. The stucco exhibits the same conditions noted elsewhere, however the extent of damage does not seem as bad as noted on other elevations. (refer to photographs H, I, J and K)
Type: Serpentine
Condition: Poor
Notes: Conditions observed are consistent with those noted on other elevations. (refer to photographs I and M)
Type: Limestone (brown/tan)
Condition: Fair
Notes: The limestone units used in the door openings seem to have deteriorated due to erosion and weathering more so on this elevation than that of any other. The masonry units are missing mortar. (refer to photographs J, M and O)
<b>Other Features:</b> The back quarter of the north elevation has undergone alteration after a recent explosion. Brick has been inserted to recreate a connection between the masonry wall and the roof. Much patching work is observable in this area. (refer to photograph P) The truncated belfry/tower is observable from this elevation. There is noticeable invasive vegetative growth on the tower. (refer to photographs H and I)





North Elevation of Church Building (H)





North Elevation of Church Building (I)







North Elevation of Church Building (J)





North Elevation of Church Building (K)





North Elevation of Church Building (L)



North Elevation of Church Building (M)

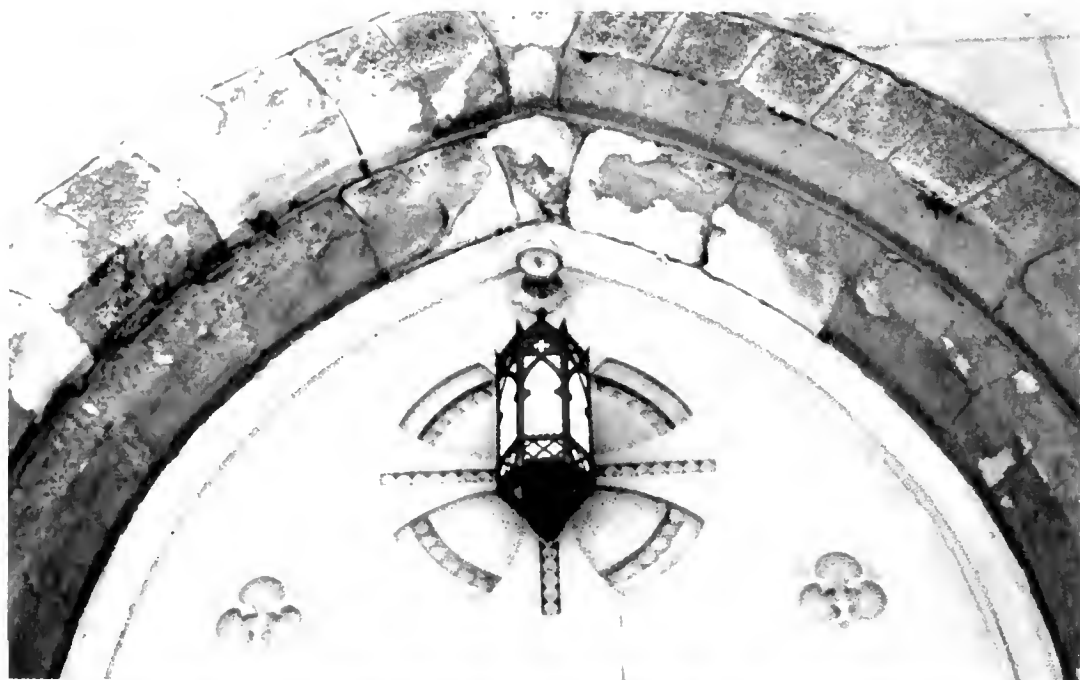




North Elevation of Church Building (N)







North Elevation of Church Building (O)



North Elevation of Church Building (P)



<b>Nineteenth Street Baptist Church Condition Survey</b>	
<b>Name(s):</b> formerly known as <i>Church of the Holy Comforter</i>	
<b>Construction Date:</b> 1874-1875	
<b>Street Address:</b> 1249-1235 South Nineteenth Street	
<b>City:</b> Philadelphia	<b>State:</b> Pennsylvania
<b>Surveyor:</b> Molly Sheehan	
<b>Date:</b> June 3, 2000	
<b>Weather:</b> Hot, Sunny, Dry (substantial rainfall on June 2, 2000)	

<b>Location:</b> East Elevation of Church Building
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<b>Windows</b>
Number: 2 (2 other windows and basement openings that are filled)
Condition: Fair
Notes: The two windows on this elevation differ in condition as well as materials. The altar end of the church has a large prominent stained glass system. Because of its height its exterior condition is difficult to evaluate. The protective exterior storm window is similar in appearance to those on the west and east elevations of the church building. The storm window is causing the same type of conditions noted on these elevations. The window on this elevation is located in a stairwell. This window is a double-hung window. Its condition is poor, as observed from the interior. Much of its wood framing has suffered from water related damage. It has a number of paint layers. (refer to photograph Q and R)
<b>Masonry</b>
Type: Stucco
Condition: Poor
Notes: The stucco is bowing away from the primary structure. The stucco is uneven and bumpy. The bond between the stucco and original serpentine is lost. The stucco is a beige color rather than the pistachio colored stucco seen on the other elevations. The stucco is fragile and detaches easily. (refer to photograph Q and R)
Type: Serpentine
Condition: Poor
Notes: The serpentine's condition on this elevation is consistent with that observed on the other elevations of the church building. The essential difference observed on this elevation is that the serpentine was not laid in a uniform pattern like that seen on the west and north elevations of the church building.
Type: Limestone (brown/tan)
Condition: Good
Notes: There is staining visible on the window trim over the stained glass system. The lower trim piece on this opening has many layers of paint making assessment of its condition difficult. The other lintels seem to be in good condition. (refer to photograph Q and R)



**Other Features:** This elevation has a chimney at its northeast corner. It too has been coated in stucco. The roofline observable at this elevation has been complicated by an addition. (refer to photograph Q)



East Elevation of Church Building (Q)





East Elevation of Church Building (R)





<b>Nineteenth Street Baptist Church Condition Survey</b>	
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<b>Street Address:</b> 1249-1235 South Nineteenth Street	
<b>City:</b> Philadelphia	<b>State:</b> Pennsylvania
<b>Surveyor:</b> Molly Sheehan	
<b>Date:</b> June 3, 2000	
<b>Weather:</b> Hot, Sunny, Dry (substantial rainfall on June 2, 2000)	

<b>Location:</b> South Elevation of Church Building
---

<b>Windows</b>
Number: 13 (basement openings have been filled)
Condition: Good
Notes: These window types and conditions are consistent with those noted on other elevations of the church building (stained glass with protective exterior storms). (refer to photograph T)
<b>Masonry</b>
Type: Stucco
Condition: Poor
Notes: The stucco on this elevation exhibits the same conditions noted elsewhere on the church building (cracks, disaggregation, loss of bond to substrate, water damage, staining and bio-growth). The stucco application does not appear to be as smooth as that which was observed on the west and north elevations of the church building. (refer to photographs S, T and U)
Type: Serpentine
Condition: Poor
Notes: Condition of serpentine on this elevation is consistent with that noted for the other elevations of the church building. (refer to photograph U)
Type: Limestone (brown/tan)
Condition: Good
Notes: There appears to be a tan limestone horizontal band two feet from the foundation not noticed elsewhere on the church building. The same staining and painted conditions observed on this elevation is similar to that noted on the other elevations of the church building. The mortar between the limestone units seems to be in better condition on this elevation as oppose to the other three elevations of the church building. (refer to photograph S)
<b>Other Features:</b> There is a mechanical system located near this elevation with a box that has been attached to the stucco. (refer to photograph U)





South Elevation of Church Building (S)





South Elevation of Church Building (T)





South Elevation of Church Building (U)





<b>Nineteenth Street Baptist Church Condition Survey</b>	
<b>Name(s):</b> formerly known as <i>Church of the Holy Comforter</i>	
<b>Construction Date:</b> 1874-1875	
<b>Street Address:</b> 1249-1235 South Nineteenth Street	
<b>City:</b> Philadelphia	<b>State:</b> Pennsylvania
<b>Surveyor:</b> Molly Sheehan	
<b>Date:</b> June 3, 2000	
<b>Weather:</b> Hot, Sunny, Dry (substantial rainfall on June 2, 2000)	

<b>Location:</b> West Façade of Fellowship Hall
---

<b>Windows</b>
Number: 11 (one additional opening above entrance on small tower)
Condition: Fair
Notes: The windows on this façade have been altered with the addition of exterior storm windows and on the first level the three large office windows have had their glazing replaced. The windows are wood framed. Eight of the eleven windows are stained glass windows. Those eight have storm windows same in design as those used in the church building. Again, there are no weep holes visible. The wood framing elements have suffered some decay and will require consolidation. There is evidence of inappropriate cement patches around the window openings. Further testing should be done to evaluate the performance of the windows.
<b>Masonry</b>
Type: Stucco
Condition: Poor
Notes: Cracks, both vertical and horizontal were observed. The stucco has lost its bond to the serpentine substrate. Bio-growth and water staining are present. Inappropriate cement patches have been applied. Using a tapping method to determine the soundness of the stucco resulted in the fracturing and loss of the substantial material. Behind the stucco that has bowed, fragments of deteriorating serpentine have accumulated.
Type: Serpentine
Condition: Poor
Notes: The serpentine that has been exposed due to the stucco failure shows the accumulation of surface deposits. Additionally, the serpentine's surface was wet indicating that water has gotten into the wall behind the stucco. The serpentine is disaggregating and powdering. The texture is much like talc.
Type: Limestone (brown/tan)
Condition: Good
Notes: The limestone is used for window and door trim, as well as for three horizontal bands on the building. There are many layers of paint over these trim pieces and some weathering is evident. Mortar is missing in some spaces between units.
<b>Other Features:</b> There are two downspouts for drainage present. One runs from the



#### Appendix 4

tower corner and the second is attached to the gutter running on the side of the roof over the entrance. It appears that both require repairs due to excessive water damage occurring around these systems.



<b>Nineteenth Street Baptist Church Condition Survey</b>	
<b>Name(s):</b> formerly known as <i>Church of the Holy Comforter</i>	
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<b>Street Address:</b> 1249-1235 South Nineteenth Street	
<b>City:</b> Philadelphia	<b>State:</b> Pennsylvania
<b>Surveyor:</b> Molly Sheehan	
<b>Date:</b> June 3, 2000	
<b>Weather:</b> Hot, Sunny, Dry (substantial rainfall on June 2, 2000)	

<b>Location:</b> North Façade of Fellowship Hall
--

<b>Windows</b>
Number: 24 (basement windows have been filled)
Condition: Good
Notes: Second floor windows and dormers are decorative and stained glass. On the first story these windows have been fitted with two air conditioners and a vent. There is also a new window on the first floor that appears to have been a door opening at an earlier date.
<b>Masonry</b>
Type: Stucco
Condition: Good
Notes: The stucco on this elevation seems to be in better condition than any other observed. There is some water staining and bio-growth. There are horizontal and vertical cracks. The stucco seems to have been applied with the same texturizing technique observed on the south elevation of the church building. Most of the staining and bio-growth seems to be occurring close to the ground-probably due to inadequate drainage.
Type: Serpentine
Condition: NA
Notes: None visible
Type: Limestone (brown/tan)
Condition: Good
Notes: The biggest problem for the limestone on this elevation has to do with staining and bio-growth-indicative of poor gutter and drainage systems.
<b>Other Features:</b> NA



**Window Survey:** One window on the north façade of the sanctuary was chosen for analysis to a representational example of the prevailing condition of the windows. As was mentioned earlier, the both buildings predominantly have some variation of colored windows. An identification code was developed in order to recognize the window analyzed. The code is defined in terms on which building the window is a part, the elevation it is on, a number according to what elevation (floor) on which it is positioned and a number coordinating with its position on the façade-counting from the exterior left to right.

Ex. On the sanctuary building, on the Titan Street façade (north façade), first floor level, and first window from the left end of the building: S-N-1-1

**S-N-1-3** (survey measurements taken from the interior)

The window is a double hung colored glass window, with movable lower sash and fixed upper sash. The pulley box is visible, however the chains are missing. The window is inoperable due to nailed wood splints on the frame above the lower sash. There are two pieces forming the window casing-1" rounded piece, ¾" square pieces. The window is made up of leaded comes and black paint stenciled colored glass. The color palette is blue, yellow, white, and red (this is not representative of the color palette of all of the sanctuary windows-each seems to have a different assemblage of colors). Three horizontal lead bars span the full width of the window for support. There is a storm window on the exterior with an operable bottom hinged awning component. The glazing used for the storm makes it difficult to see the colored glass and design from the exterior.

**Condition:** (On a scale of 1-3; 1=good (requiring little to no repair), 2=fair (minor repairs/can be fixed in place), 3=poor (requiring replacement or removal for repair)

**Overall System: 1**

**Glazing: 1**

**Lead Comes: 1**

**Interior Casing: 1**

**Exterior Casing: 2**

**Frame: 1**

**Window Measurements:** Rough opening: W-24" H-81", Sash width: 20.5", Bottom sash height: 41.5", Top sash height: 38.5"

**Note:** A sample was taken to determine the original finish of the exterior casing. It has been determine that it was a light buff color closely matching the limestone trim work.





## Appendix 4

**Door Survey:** A representative sanctuary door unit was surveyed. The coding system imposed is as follows: the letter “D” for door; “S” or “F” depending which building the door is a part of; the N, S, E or W corresponding to façade placement; a number to represent the units position on the wall in reference to other doors on the same façade-counting from the exterior left to right.

### **D-S-W-1**

Two operable wood doors with narrow diagonally laid wood strips decorating the exterior side of the door. Above the door is a wood architrave with carving. There are heavy ornamental straps and hinges on the exterior of the doors. It is the surveyor’s opinion that these doors are not the original exterior doors. In an early photograph, it is clear that the exterior doors had glazing, collaborated by reference to other exterior doors with glazing described in the 1875 Mutual Assurance Insurance survey. Additionally there is evidence on the door frame that other hinges, differently positioned were at one time present. The top of the door frame has had wood supports added to meet the top of the exterior doors. It is probable that these doors were originally used as interior doors as there measurements match up with interior rough openings were doors would have been used to close off spaces.

The doors are in good condition, however the frame seems incapable of supporting the weight of the doors. Supplemental hinges have been installed, it appears as though damage to the frame has occurred due to the strain the excessive weight of the doors has put on the structural system.

**Door Measurements:** Rough opening W-75.5” H-127”, door 1 W 35”, door 2 W 36”, doors height-78”-there is a 1” strip between the doors.

**Note:** Samples taken for finish analysis supports that the doors original finish was varnish.



## Appendix 4

### **Mortar Analysis**

Date-4-16-01

Building-Nineteenth Street Baptist Church

Building Address-South 19th Street, Philadelphia, PA

Construction Date-1874-1875

No. of Samples-1

Samples Removed by-Molly Sheehan

Laboratory Procedure-ASTM/ICCROM

Analysis Performed by-Molly Sheehan

### **Analysis**

#### Observations

#### **Sample 1**

location:	W. Façade of church building
Elevation:	1st floor
Mortar Usage:	masonry mortar-btw serpentine units
Mortar Color:	lt. Pink
Munsell Soil Color:	5YR 7/6
Hardness:	1 to 2
Condition of Mortar:	poor
Agregate Exposure:	small
Mortar Texture:	powdering
Sand Color:	lt. Pink/biege
Munsell Soil Color:	7.5YR 7/2
Fines Color:	tan
Munsell Soil Color:	5YR 7/2

#### Data

#### **Sample 1**

Weight in Grams	
Sample:	.88g
Sand:	.52g
Acid Solubles:	.29g
Fines:	.07g

#### Weight Percents:

Sand:	59%	
Acid Solubles:	33%	
Fines:	8%	100%



## Appendix 4

<u>Sand Sieve Screen:</u>		<b>Sample 1</b>	
	weight g	% retained	
>16	0.05	10%	
>30	0.08	15%	
>50	0.23	44%	
>100	0.1	19%	
>200	0.02	4%	
pan	0.01	2%	94%

Ratio: Sand/Cement/Lime 7.43: 1: 4.14

Comments: The Sands most closely match a sample-Kemp Masonry Supply-Brown Bar Sand



**Restoration Recommendations and Phasing Schedule Proposal for**

**The Nineteenth Street Baptist Church**

**1249-1253 South Nineteenth Street**

**Philadelphia, Pennsylvania**

**Prepared by: Molly Sheehan**

**Introduction:**

The recommendations and phasing schedule proposed in this document are based on the condition surveys and building assessments prepared by Michael Stern, former Technical Assistance Specialist for the Philadelphia Historic Preservation Corporation, on November 9, 1993; Marianna Thomas Architects on April 25, 1996; S. Harris & Company Philadelphia on May 15, 2000, and Molly Sheehan Summer-Spring 2000-2001.

This report is preliminary and part of an academic exercise; it should not be used when formulating specifications for the restoration and repair work necessary. It is the intent of this report to highlight methods and materials that may help in making the restoration and repair campaign more financially accessible to the owners of the Nineteenth Street Baptist Church.

It should be noted that the author of this report has not been given access to the roof areas and is dependent upon the findings of other consultants and other conditions that indicate roofing failures. Additionally, it should be noted that the repair and restoration campaign





on the Nineteenth Street Baptist Church has already commenced beginning with the partial demolition and stabilization of a later addition to Fellowship Hall (kitchen and hallway access on the lower level; offices, storage space and hallway access on the upper level). For documents and specifications relating to this work Samuel Y. Harris, of S. Harris & Company Philadelphia should be contacted.

### **Building Assessment:**

After numerous visits to the Nineteenth Street Baptist Church and the review of multiple building assessments regarding the structures that make up the church complex, it is recommend that certain conditions be repaired immediately as they will contribute to substantial future deterioration and currently pose a threat to safety on the site.

Many of the conditions and failures observed are either consistent with those documented by Michael Stern in his 1993 assessment, or have resulted out of the deferred maintenance or repairs that were recommended by Mr. Stern. Further delay in addressing these issues will only cause further deterioration that will result in significantly higher costs for repair.



## **Proposed Restoration and Repair Phased Program:**

### Phase I

#### Emergency Conditions:

It is recommended that these conditions be addressed in the initial phase of the restoration and repair campaign as they pose eminent danger.

1. Demolition of east addition on Fellowship hall and stabilization and construction of a new exterior wall. (In process)

-This part of the structure has structurally failed to the point where stabilization is too costly.

2. The mechanical removal of exterior stucco.

-The stucco that currently provides the exterior skin for most of the church building and Fellowship hall needs to be removed as it has lost its bond to the primary structure and is detaching in large pieces.

### Phase II

#### Structural Stabilization (A):

Most of the damage sustained in and on the building has resulted from the infiltration of water. It is necessary to make the building watertight before commencing with any other repairs.



1. Demolition/removal of current roofing membrane system and inadequate drainage system (gutters and downspouts).
2. The repair or replacement of any primary roofing panels.
3. Installation of new flashing and vapor barrier prior to the application of new roofing materials.
4. Installation of new drainage system (gutters and downspouts).

The failure of the roofing system and drainage system has substantially contributed to the current condition of disrepair on the exterior and interior of the church building and Fellowship hall.

### Phase III

#### Structural Stabilization (B):

For the two structural stabilization phases there should be consensus between the project engineer, masonry contractor and roofing contractor to determine a timetable and an approach that will adequately allow for all repairs to be done once without interference of the work done on other parts or features of the buildings.

1. The consolidation and stabilization of the exterior serpentine with grout injections.



2. The repair, paint removal, re-pointing and consolidation of the limestone exterior masonry units.

This type of stabilization is necessary to reinforce the serpentine, as well as to avoid any further loss of the limestone features. In a later phase it has been recommended that the exterior be re-clad in either stucco or a faux-stone material, but it is still necessary to consolidate the serpentine to retard its deterioration so it can be a somewhat stable substrate.

#### Phase IV

##### Repair and Replacement of Windows

The repair and replacement of windows is a necessary element to the repair and restoration program in order to make the buildings water and airtight. It is also recommended that an energy efficiency survey be conducted (this can be arranged by contacting the Interfaith Coalition on Energy in Philadelphia, Pennsylvania). Because a number of the buildings' windows are stained glass and have been surveyed by a stained glass conservator (the data from the survey is available at the Philadelphia office of Partners for Sacred Places), it is recommended that a stained glass consultant be brought in to evaluate and determine the appropriate means of intervention.

1. In order to determine the best course of intervention for each window system, a specific survey should be conducted on the various types of windows and their components.





## Phase V

### Exterior Facing Restoration

Although the serpentine requires consolidation, a process recommended earlier, its exposure would cause continued deterioration. Because the serpentine had been altered in the past in order for it to act as a substrate for the stucco coverage, it is also an aesthetic recommendation that the serpentine be re-clad.

1. The serpentine will be prepared for the application of a new cladding service and decisions as to how this new cladding system will be attached will need to be addressed.
2. Depending on the choices made by Nineteenth Street Baptist Church, the re-cladding may be treated differently to defer cost.
  - A. It is recommended that on highly visible elevations should receive a sensitive re-cladding system that will be sensitive to the physical character of the original serpentine. This appearance can be achieved through various materials that can be produced to replicate the physical appearance of serpentine.
  - B. On all other facades, it may be decided appropriate to re-clad these surfaces with new stucco.



## Phase VI

### Interior Restoration

1. The interior spaces have been impacted somewhat by the intrusive water; the repairs for the interior should not be done until the building is watertight.

- This scope of this work will include the repair, replacement of some wood structural elements that have been compromised by water damage.
- Some interior demolition of plaster will be necessary to remove water-damaged materials in both the church building and Fellowship hall.
- As a result of the initial demolition a new kitchen area will be necessary.

Much of this interior work is cosmetic, but interior supports should be surveyed by an engineer to determine any interior structural strength has been compromised due either to water damage or deferred maintenance.

## Phase VII

### Provisions for Handicap Access

Currently the church and Fellowship hall have no permanent handicap accessible entrances. It may be possible to integrate this type of entrance in the connecting hallway between the church building and Fellowship hall. Although this alteration may not be attended to until later in the whole program, it is important to keep this in mind as spaces are changed so that work does not need to be altered or destroyed to incorporate this alteration (refer to the *Philadelphia Building Code* for standards applicable to handicap access).



-It is important to note that the church is not legally required to provide handicap accessibility.

## Phase VIII

### Reconstruction of Northwest Tower

The northwest belfry/tower was truncated in the mid-Twentieth Century, however there is documentary evidence enough to reconstruct this tower. It is suggested that alternative materials be utilized in this reconstruction allowing this feature to be lighter in weight than the original and easier to maintain.

The tower reconstruction is important because it was a character-defining element important to the overall design concept.

As each phase of repair and restoration should be fully documented with drawings, specifications and photography.

It is also recommended that a maintenance plan be designed for the Nineteenth Street Baptist Church for the future preservation of its buildings. A maintenance plan will help keep repair costs lower and avoid the future necessity of a large-scale repair and restoration campaign with which the church is currently faced.



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Architectural Precast Association: Glass Fiber Reinforced Concrete Handbook  
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Basic Precast Company: Architectural Precast  
<http://basicprecast.com/gfrc.html>





Emerging Construction Technologies: GFRC Façade Panels with Steel Stud/Flex Anchor Connection

<http://www.new-technologies.org/ECT/Civil/mms6.htm>

Federal Historic Preservation Tax Incentives

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